



Edwards & Co
property sales & lettings

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Cefn Graig
Cardiff
CF14

Guide Price £185,000



- Spacious 2 bedroom first floor maisonette
- Large lounge/dining room
- Well presented kitchen
- 2 well proportioned double bedrooms
- Disabled friendly open shower room + w/c
- Garage + front and rear private garden
- 167 year lease length
- Conveniently located to all local amenities in Rhiwbina
- NO UPWARD CHAIN!
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53877

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious 2 double bedroom first floor maisonette with garage in Rhiwbina Edwards and Co are delighted to offer for sale this sizeable 2 bedroom property in Cefn Graig with a garden and garage. Rhiwbina village provides for all local amenities and is but a short driving distance away. Furthermore, the property is in close proximity to the A470 which provides easy access to Cardiff Centre and the M4. The property is offered with no onward chain and a 167 year lease length. MUST BE VIEWED.



Front Garden

Stone paved front garden with handrail and stairs leading to property.



Front Entrance

Stone paved rear garden with stairs leading to entrance porch.



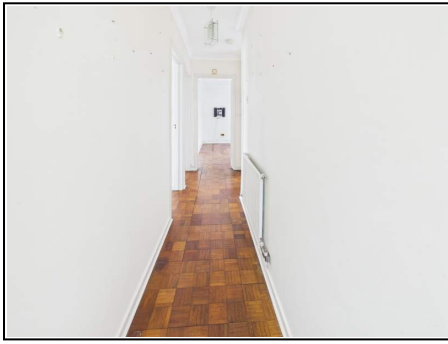
Entrance Porch

Bright entrance porch with windows overlooking surrounding area. Tiled flooring and doors leading to entrance hallway and kitchen.



Entrance Hallway

Spacious entrance hallway with herringbone flooring and dooring leading to bedrooms, shower room, kitchen and lounge/dining room. Useful storage cupboard.



Entrance Hallway 2

As depicted.



Lounge/Dining Room

Well proportioned living room with beautiful herringbone flooring and large window to the front aspect. Feature fireplace with wooden mantle.



Lounge Second Angle

As depicted.



Kitchen

Well maintained kitchen with door to entrance porch and large window to front aspect.



Kitchen Second Angle

Ample base and eye level units with worktop space. Single bowl sink drainer unit with mixer tap. Oven and hob with extractor fan over. Part tiled, storage cupboard and space for washer/dryer.



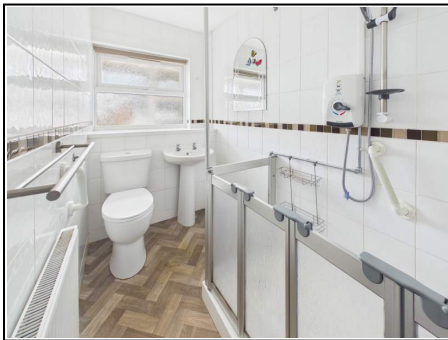
Bedroom 1

A sizeable double bedroom with herringbone flooring and large window to rear aspect



Bedroom 2

Bedroom 2 provides for a further sizeable bedroom with herringbone flooring and a large window to the rear aspect.



Shower Room

Well presented disabled friendly shower room. Obscured window to entrance porch, w/c and wash hand basin. Tiled walls.



Rear Garden

Stone paved large rear garden with access to garages to side.

Garage

The property benefits from it's own private garage with up and over door.

Lease/Charges

Lease Length: Approximately 167 Years.

Ground Rent: Peppercorn

Service Charge: No service charge, building insurance of £240-£250 a year.

Agents Opinion

A sizeable and well-maintained first floor maisonette in a great location only a short distance from the bus stop or a little further to the Village centre of Rhiwbina which provides for all local amenities. There are 2 excellent sized bedrooms and ample living space. This property is truly a great opportunity in a sought after residential area

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water

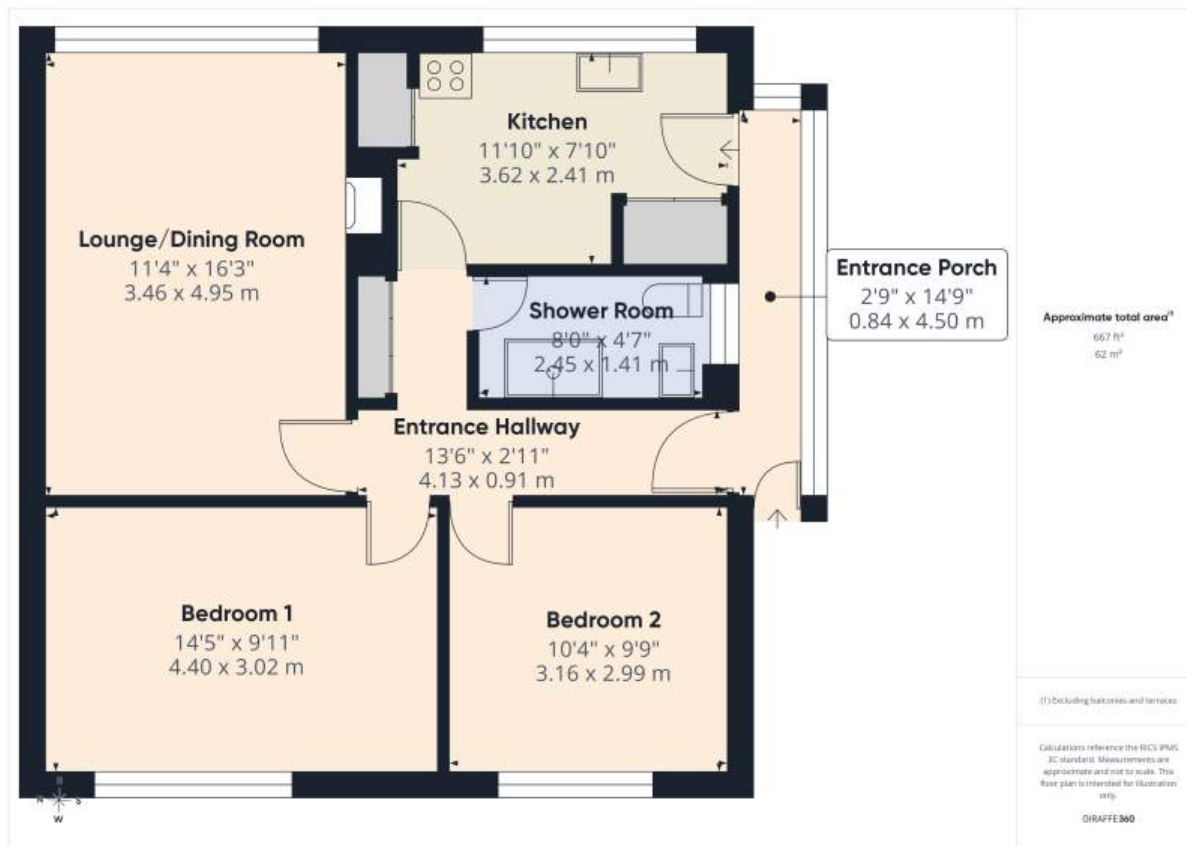
EPC Rating:70

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band D



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.