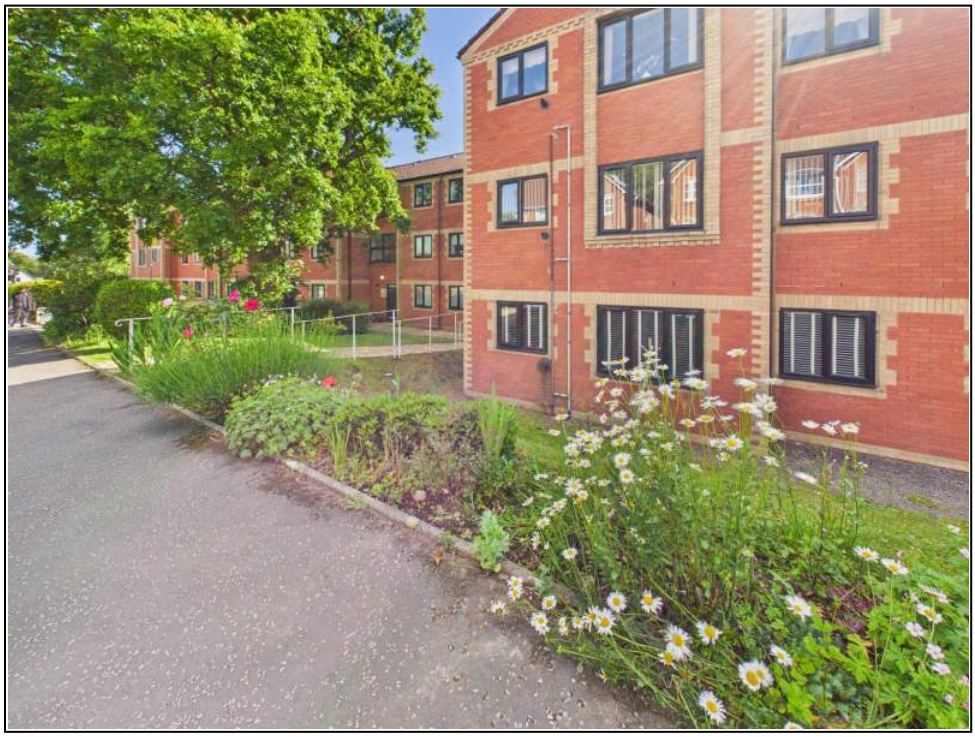
Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Cwrt Deri
Heol Y Felin
Rhiwbina
Cardiff
CF14

Offers in the region of £110,000











- Superb 2 bedroom ground floor retirement home
- Excellent size lounge/dining room
- Spacious kitchen
- 2 very well-proportioned bedrooms
- Stylish shower room/wc
- Communal parking area and gardens
- Manager on site + guest bedroom + laundry
- Very long lease + reasonable fees
- Ideally located for all local amenities
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53851

Viewing Instructions: Strictly By Appointment Only

General Description

Enviably located and well-presented 2 bedroom GROUND FLOOR 'retirement' apartment in Rhiwbina Edwards and Co are delighted to offer for sale this wonderful, and easily accessible, property in the highly desirable Cwrt Deri complex. The property offers 2 excellent size bedrooms, a spacious lounge/dining room and kitchen plus a modern shower room/wc. Over 55's only. No onward chain.



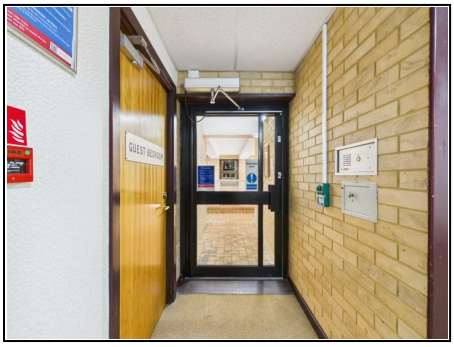
Communal Entrance Hall

Bright and welcoming entrance hall with managers office, guest bedroom (pre bookable) laudry room and lifts to upper floors. Hallway off to ground floor properties.



Laundry Room

Communal laundry facility.



Guest Bedroom

Pre-bookable guest suite for residents friends and family.



Entrance Hallway

Doorway off communal hall into private entrance hallway. Doors off to all rooms and storage cupboard.



Storage Area

Large storage cupboard with shelving.



Lounge/Dining Room

An excellent size lounge/diner with brightly decorated walls and carpeted flooring. Large windows overlooking the southerly aspect of the building. Door to kitchen.



Kitchen

A very well-proportioned fitted kitchen with light oak units and roll top work top. Space for cooker and fridge. Window overlooking southerly aspect. Storage cupboard.



Kitchen Second Angle

As depicted.



Bedroom 1

A very well proportioned double bedroom with fitted wardrobes. Brightly decorated with carpeted flooring. Window to southerly aspect. Pull cord alarm system.



Bedroom 2

Another spacous bedroom, again with bright decoration and carpeted flooring. Window to southerly aspect, wardrobes. Alarm cord.



Shower Room/Wc

A very modern and stylish shower room with easy access shower, vanity unit w/c and wash hand basin, towel rail radiator. Alarm cord.



Paved Terrace

Communal outdoor seating/meeting area ro the rear of the building.



Parking Area

Ample resident and vistor parking to the rear of the building.



Communal Garden

Fully tended and attractive gardens to the front and side of the property.

Lease / Charges

Service charge is £3857.76 per annum
The property had 999 years from 1988 on the lease.

Agents Opinion

This really is a fabulously located and very well presented ground floor property in the very heart of Rhiwbina. The complex offers very well laid out accommodation over 3 floors, with neighbours of a similar age occupying similar properties. There is a resident house manager together with communal laundry faciities and meeting spaces. This really is the prefectly priced and sized 'down-sizer' in such an enviable location.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

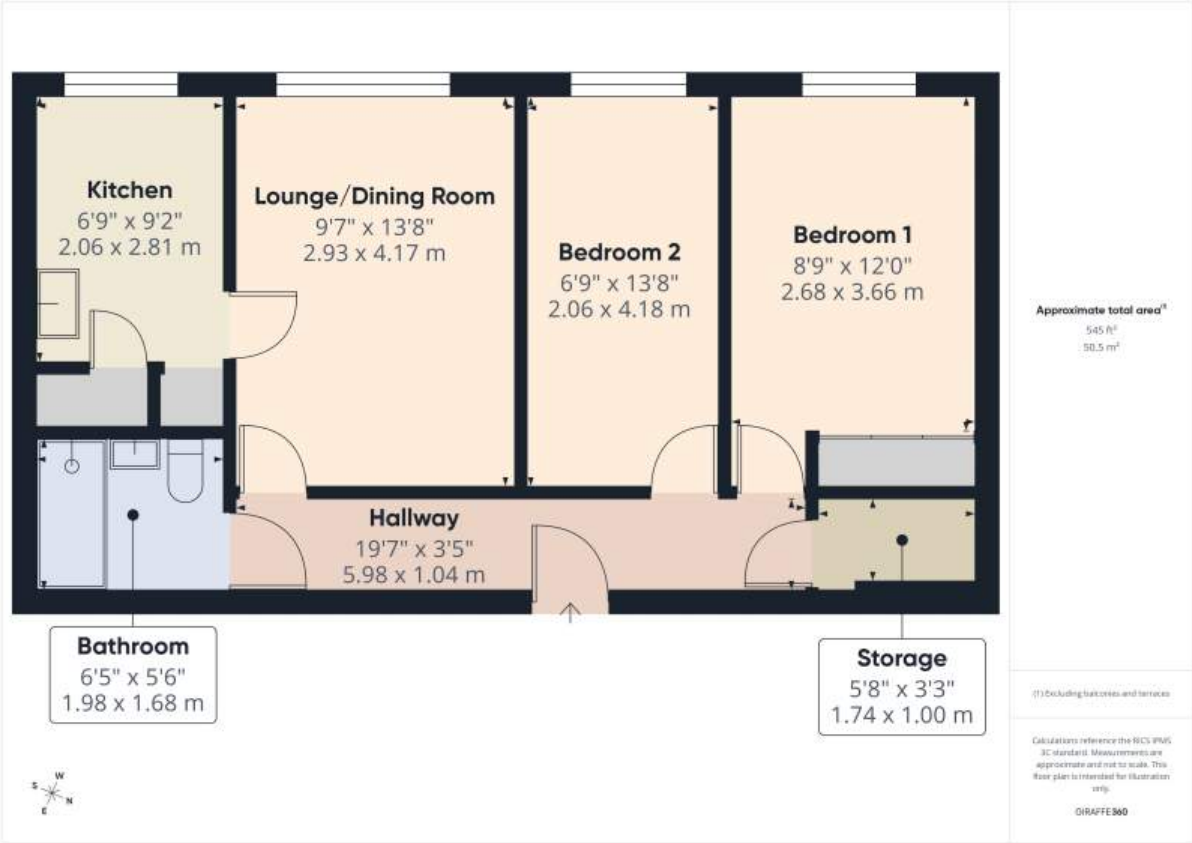
EPC Rating:73

Tenure

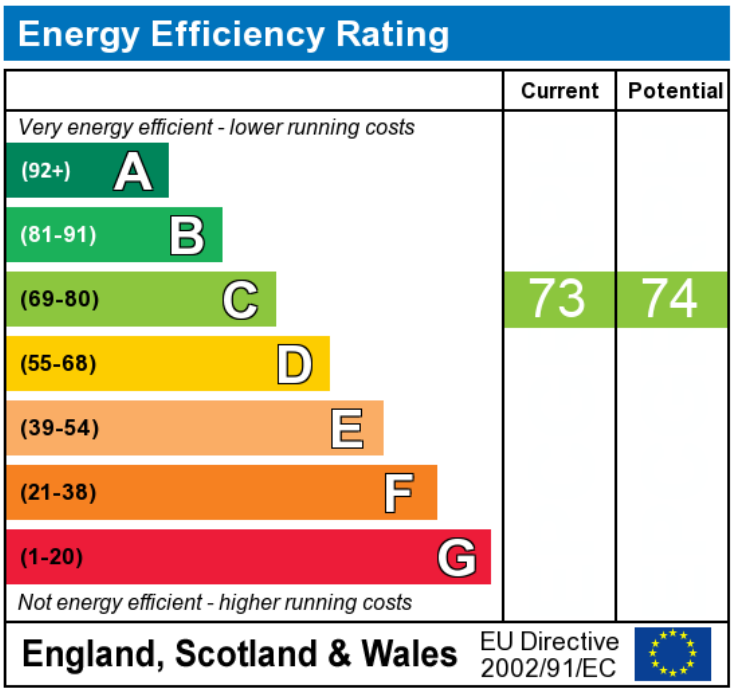
We are informed that the tenure is Leasehold

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.



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.