



Edwards & Co
property sales & lettings

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

Heol Briwnant
Cardiff
CF14

Guide Price £225,000 to £235,000



- Beautifully modernised first floor 2 bed maisonette
- Excellent size lounge/dining room overlooking front aspect
- Recently fitted and very stylish kitchen
- 2 spacious double bedrooms
- Modern bathroom with shower and WC
- Sizeable front and rear gardens + garage
- Close to all the local amenities of Llanishen Fach + Rhiwbina
- First class Welsh and English school catchments
- LONG LEASE - IDEAL 1ST TIME BUY OR DOWN-SIZER
- NO ONWARD CHAIN- NOT TO BE MISSED

Ref: PRA53857

Viewing Instructions: Strictly By Appointment Only



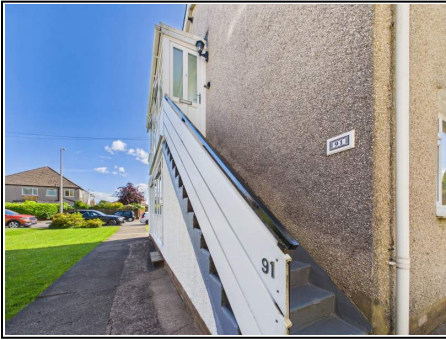
General Description

GUIDE PRICE £225,000 to £235,000 - A beautifully presented and recently modernised 2 bedroom first floor maisonette in Rhiwbina Edwards & Co are delighted to offer for sale this spacious property that has been comprehensively modernised throughout in it's very recent history. This beautifully appointed property is in close proximity to all the wonderful local amenities that Llanishen Fach and Rhiwbina provide. Furthermore the A470, City Centre and M4 is a short distance away. The property benefits from a first class Welsh and English catchment area and will be ideal for first time buyer or down sizer. The property will be sold with an additional 90 year statutory lease extension and a peppercorn ground rent. This viewing must be viewed to be fully appreciated.



Front & Entrance

Property accessed from path to side.



Entrance to property

Stairs leading to the property.



Hallway

Bright and welcoming hallway with doors leading the inner hallway and kitchen.



Inner hallway

The well presented inner hallway has doors leading to the living room, bedrooms, kitchen and bathroom. A useful storage cupboard is accessed from the hallway and there is access to the loft.



Lounge/Dining Room

Spacious and open living room with a large window overlooking the front aspect. Space for lounge suite and dining table. Carpeted flooring and painted walls.



Kitchen

This modern fitted kitchen features ample base and eye level units which provide for storage and abundant worktop space. There is a large window to the front aspect. Furthermore, a electric oven and hob with extractor fan over, 1 and a half bowl sink and drainer, integrated dishwasher and fridge.



Kitchen Second Angle

As depicted.



Bedroom 1

A large and well proportioned main bedroom with a large window to the rear aspect. Carpeted flooring and painted walls.



Bedroom 2

Another spacious bedroom with a large window overlooking the rear aspect. Carpeted flooring and painted walls.



Bath/Shower Room

Modern family bathroom with white 3 piece suite and additional shower cubicle. Partly tiled and partly painted walls. Window with obscured glazing to side aspect. Towel rail radiator.



Rear Garden

An excellent size and very private garden to the rear of the property with defined fenced off sitting area. The further garden is mainly laid to lawn with a gravel seating area.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.



Garage

The property benefits from an allocated garage.

Lease / Charges

The property will be sold with a statutory lease extension and a peppercorn ground rent.

Agents Opinion

This is truly one of the best presented and recently modernised maisonettes in the area and is definitely worth viewing as soon as possible to avoid disappointment. The property has been comprehensively modernised and now benefits from modern gas central heating and a new fitted kitchen and bathroom. There is a large rear garden which benefits from a private sitting area and there is also the useful garage nearby. The property has a first class school catchment area and is only a short distance from the excellent local amenities that Llanishen Fach and Rhiwbina Village have to offer. Call to view today. No onward chain.

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, Mains Gas

EPC Rating:52

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		77
(55-68) D		
(39-54) E	52	
(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.