



**Edwards & Co**  
property sales & lettings

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**Clos Hendre**  
**Cardiff**  
**CF14**

**Guide Price £175,000**



- Spacious and well presented 2 bedroom top floor apartment
- Excellent size lounge/dining room + balcony
- Modern kitchen with access to rear stairwell
- 2 well proportioned double bedrooms
- Sizeable bathroom
- Brightly decorated throughout
- Allocated front and rear gardens
- Garage in block to rear of property
- Long lease 150+ years (to be confirmed)
- Ideal first time buy or down-sizer

**Ref: PRA53749**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\*Ideally located 2 double bed top/2nd floor apartment in Rhiwbina\* Edwards and Co are delighted to offer for sale this spacious and well presented property located close to all the wonderful local amenities Rhiwbina has to offer. The property offers well proportioned second floor accommodation together with allocated gardens and garage.

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### Front Garden

Allocated lawn area to front of property adjacent to pathway.

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### Communal Entrance

Pathway to PVC communal entrance door with access to hallway.

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### Communal Entrance Hall

Brightly decorated entrance hallway. Staircase leading to first and second floors.

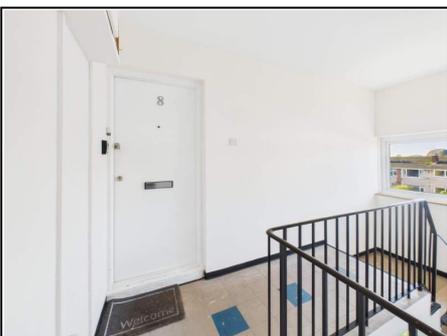
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### Staircase to Second Floor

As described.

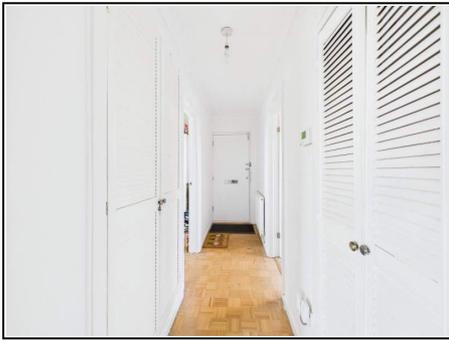
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### Entrance to property

Private access door to entrance hallway.

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## Entrance Hallway

This is a well-proportioned hallway featuring a neutral colour palette, creating a bright and airy atmosphere. The space is characterised by wood flooring, offering a warm touch. Storage solutions are available along one side, providing practical space for organisation.



## Lounge/diner

This bright and inviting living room features large windows that allow plenty of natural light to fill the space, creating a warm atmosphere. The flooring consists of parquet tiles, providing a stylish and durable surface. The room is designed to be comfortable, with ample space for seating and entertaining. The walls are painted in a neutral tone, enhancing the sense of openness and versatility in the room. Sliding patio doors to balcony.



## Balcony

Outdoor seating space enjoying far reaching views.



## Kitchen

The kitchen features a functional layout, characterised by ample counter space and an efficient workflow. The room benefits from natural light through a large window, providing a pleasant view of the surrounding area. The flooring is tiled, offering durability and ease of maintenance. The white cabinetry provides a clean, modern aesthetic and contributes to a bright atmosphere.



## Bedroom 1

A spacious well-lit double bedroom that features ample natural light, thanks to a large window with modern window coverings. The space is designed with a neutral colour palette, creating a serene atmosphere. The flooring is a polished wood effect, contributing to a sense of warmth.



## Bedroom 2

Bedroom 2, currently used as a home office, is another spacious double bedroom. This room offers a bright and airy atmosphere, enhanced by natural light streaming in through the window. The space features a clean, neutral colour scheme that provides a versatile backdrop for various uses. The floor is finished with a warm wooden parquet design, contributing to the room's inviting feel.

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## Bathroom

The bathroom features a clean, modern layout with a combination of tiled and glass surfaces. The space benefits from natural light through a window, creating a bright atmosphere. The room is designed for functionality, emphasizing practicality in its configuration. The flooring is composed of dark tiles, complementing the overall design. The walls are partially tiled, providing an easy-to-maintain environment.

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## Rear Garden

An allocated area of garden laid to lawn with concrete post washing line.

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## Garage

Single garage with up and over garage door to rear of property.

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## Lease/Charges

We have been informed that there is approximately 150 years left on the current lease. We are awaiting confirmation on this. We are also informed there is no service charges payable and a peppercorn ground rent TBC.

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## Agents Opinion

This really is a well presented and ideally located second floor property, within easy access of all the wonderful local amenities that Rhiwbina has to offer. The property will make an ideal first time buy due to the extension of the current lease and early viewing are strongly recommended.

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## 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.

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## 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.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:70

## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Band D

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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.