



Edwards & Co
property sales & lettings

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

Cefn Graig
Rhiwbina
Cardiff
CF14

Guide Price £190,000



- Well proportioned 2 bedroom ground floor maisonette
- Sizeable living room + dining area
- Well presented kitchen
- 2 excellent size double bedrooms
- Bedroom 2 currently utilised as a second reception room
- Spacious shower room
- Front and rear gardens
- Garage in block to rear
- Approximately 160 years left on the lease
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53848

Viewing Instructions: Strictly By Appointment Only

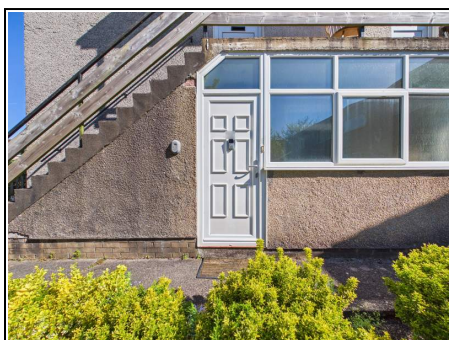
General Description

A well presented 2 double bedroom ground floor maisonette with garage and gardens Edwards and Co are delighted to offer for sale this sizeable 2 bedroom property in Cefn Graig with a garden and garage. The property is in a sought after residential area in close proximity to Rhiwbina village which provides for all local amenities. Furthermore, the property is a short distance from the A470 which provides easy access to Cardiff Centre and the M4. The property is offered for sale with 160 years approximately remaining on the current lease and with no onward chain. MUST BE VIEWED.



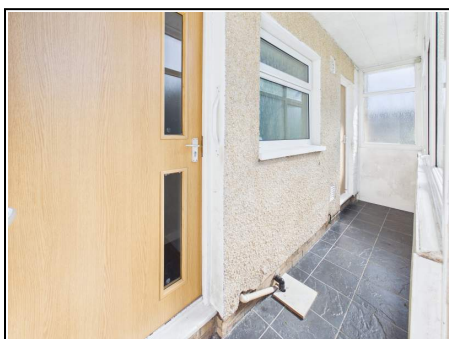
Front & Entrance

The property is approached on a paved path alongside a garden laid to lawn. The front door entrance is to the side of the property.



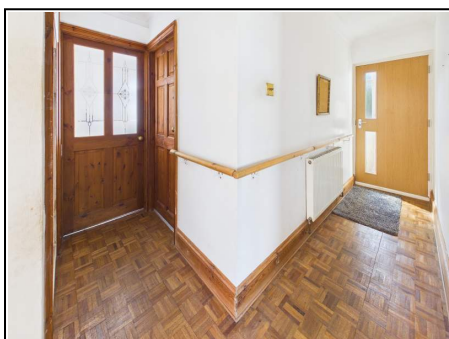
Entrance to property

A well maintained front entrance door leading to the entrance porch.



Entrance Porch

The bright entrance porch has 2 doors leading into the property to the hallway and kitchen. There is a convenient under stairs storage cupboard to the side.



Hallway

A well presented L shaped entrance hallway with beautiful parquet flooring leading to separate parts of the property.



Living Room

This sizeable living room is well presented with lovely parquet flooring and a large window to the front aspect providing for natural light. There is ample space for a dining area to the side.



Additional Picture

As described.



Kitchen

A well presented kitchen with a door to the entrance hall and window to the front aspect. There are ample base level units providing for storage options, plentiful worktop space and a single bowl sink drainer unit with a drainer unit. In addition to this there is a useful storage cupboard.



Kitchen Second Angle

As described.



Bedroom 1

Bedroom 1 provides for a generous double bedroom with a large window to the rear aspect.



Bedroom 2 / Second Reception Room

Bedroom is another sizeable room which may be utilised as a second double bedroom or a additional reception room. There is a large window to the rear aspect and attractive parquet flooring.



Shower Room

The shower room comprises of a WC, wash hand basin with mixer tap set in a vanity unit and a disabled friendly shower cubicle. Additionally there is a window to the entrance porch.



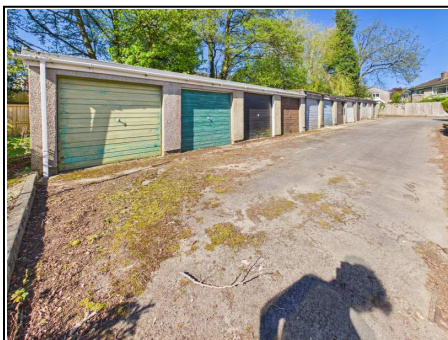
Garden

Rear private garden mainly paved with gravel and shrubbery along the border.



Garden 2

As described.



Garage

The property benefits from an allocated garage.

Lease/Charges

Lease Length: Extended to 160 Years.

No service charge.

Peppercorn ground rent.

Agents Opinion

A well-maintained and spacious ground floor property in a great location and only a short distance from the bus stop or a little further to the Village centre of Rhiwbina. This 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, Mains Gas

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		
(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.