



**Edwards & Co**  
property sales & lettings

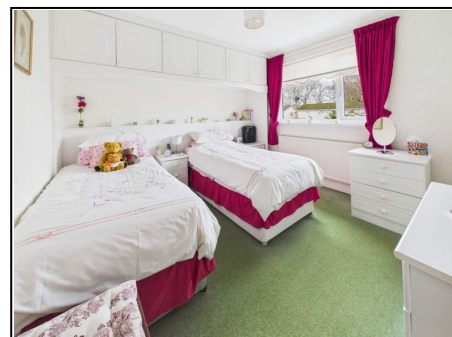
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**Blaen-Y-Coed  
Rhiwbina  
Cardiff  
CF14**

**Guide Price £160,000**



- Spacious first floor 2 double bedroom maisonette
- Well presented modern kitchen
- Large living/dining room
- Well presented bathroom
- Bedroom 2 currently used as additional reception room
- Communal parking area + private/allocated gardens
- Short distance from all local amenities
- 54 year current lease length + potential to extend
- Ideal first time buy if the lease is extended
- EARLY VIEWINGS ADVISED!



**Ref: PRA53808**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\*Spacious 2 double bedroom first floor flat in prime location in Rhiwbina with potential to modernise\* Edwards & Co are delighted to offer for sale this much loved property in this highly sought after location. The property is located only a short distance from Rhiwbina and Llanishen Fach village centre's which accommodates for all local amenities. The property is offered for sale with 54 years approximately remaining on the current lease with the potential to extend for an additional fee prior to completion. No onward chain. EARLY VIEWINGS ADVISED.

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### Front Entrance

Front entrance door approached from side of building through gate. Garden and patio sitting area to side.

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### Entrance to property

Stairs leading to first floor accommodation. Built in wardrobes for useful storage in entrance hall.

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### Hallway

The hallway features a neutral-coloured textured wall finish and a carpeted floor, providing a warm and inviting atmosphere. It is well-lit, benefiting from natural light from a window on the landing. The layout includes multiple doors leading to various rooms, allowing for easy access throughout the property. There are 2 storage cupboards from the hallway.

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### Living Room

This welcoming living room features ample natural light, thanks to a large window with a view of the greenery outside. The space has a neutral colour palette, enhancing its bright and airy atmosphere. The room is designed for relaxation and socialising, providing a comfortable living area.

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## Kitchen

This well-appointed kitchen offers a spacious and functional layout. Featuring a combination of wall-mounted and base units designed to provide ample storage and preparation space, ideal for cooking and entertaining. Natural light floods the area through a window, creating a bright and inviting atmosphere.



## Kitchen Second Angle

As described with storage cupboard.



## Bedroom 1

This well-appointed bedroom features two single beds, offering ample space for a double bed. Natural light comes in from a large window, providing a pleasant atmosphere. Storage options are available with a built in wardrobe in the corner.



## Bedroom 2 / Second Reception Room

A spacious Bedroom / reception area with ample natural light provided by a large window. The walls are finished in a light colour, contributing to a bright and airy atmosphere. The flooring is carpeted, enhancing comfort and warmth. The layout allows for flexible use of the space, either as a second double bedroom or another reception room. Additionally there is a storage cupboard.



## Bathroom

The bathroom features a shower with glass surrounds, providing a modern and functional space. The areas are finished with white tiles, creating a clean and bright atmosphere. The layout maximises available space with a WC and wash hand basin set in a vanity unit. Natural light is welcomed into the room, contributing to a fresh and airy feel.



## Garden

Rear private garden predominantly laid to lawn.

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## Garden 2

As described.

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## Paved Patio Area

This outdoor space features a paved area surrounded by a variety of low-maintenance shrubs and plants. The patio offers a versatile area for outdoor activities, with a well-maintained layout that provides ample room. The borders of the garden are defined by fencing, ensuring a degree of privacy. The space is primarily flat and provides potential for further landscaping or personalisation as desired..

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## Paved sitting area

To the front aspect there is a paved sitting area with shrubbery. To the side of the paved sitting area is a pathway leading to the property.

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## Communal Parking Area

Communal parking to side of property and parking to fore. Please note that the property does not have a designated parking space.

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## Lease / Charges

Lease length: 54 Years

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## Agents Opinion

This is an excellent opportunity to acquire and modernise a very well located first floor property in Rhiwbina. The property has been well kept and has recently had a new kitchen and a shower put in. The property is offered with a short lease of 54years however an arrangement can be made with the Ground Landlord to add an additional 90 year statutory lease extension to the existing lease remaining and this would therefore allow for the property to be mortgaged. Please ask for further details.

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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

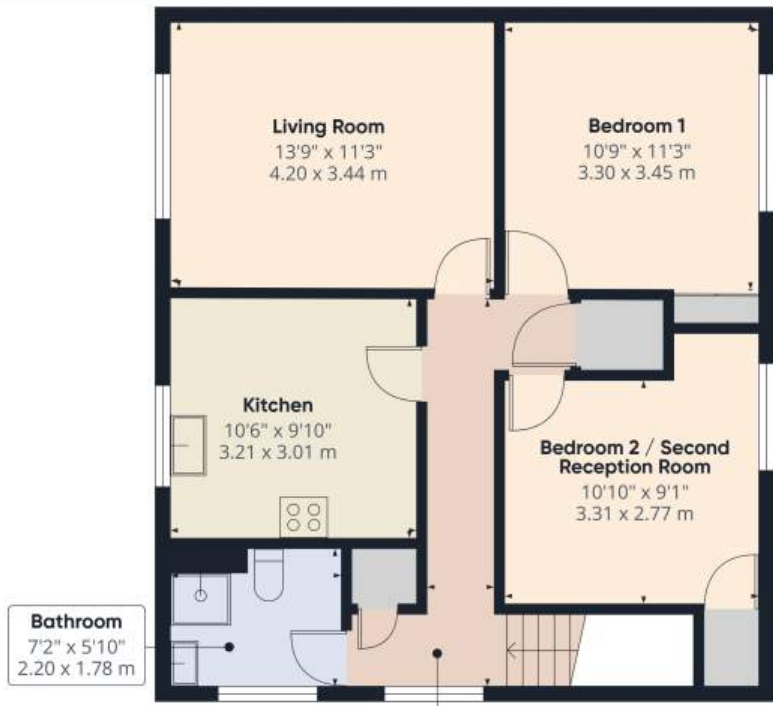
## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Band D

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**Landing**  
2'9" x 16'5"  
0.85 x 5.02 m



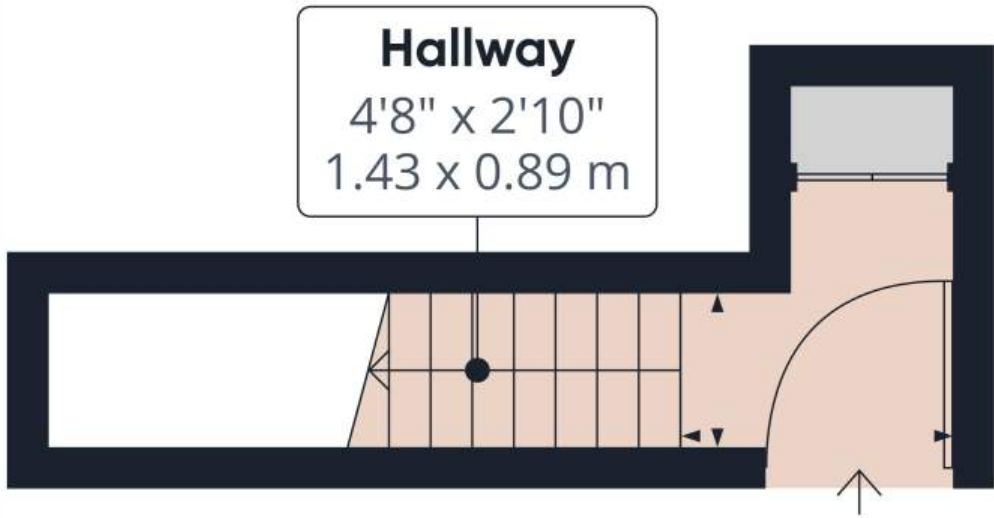
Floor 1

Approximate total area<sup>(1)</sup>  
632 ft<sup>2</sup>  
58.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE360



Ground Floor

Approximate total area<sup>(1)</sup>  
56 ft<sup>2</sup>  
5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE360



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>		
(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.