



Edwards & Co
property sales & lettings

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Heol Y Felin
Rhiwbina
Cardiff
CF14

Guide Price £135,000



- Well-presented 2 bedroom upper floor retirement home
- Spacious living/dining room
- Modern fully fitted kitchen
- 2 excellent sized double bedrooms
- Shower room/wc
- Residential & communal parking + communal garden
- Manager on site + guest bedroom + laundry
- Very long lease + reasonable fees
- NO UPWARD CHAIN!
- CALL TO VIEW TODAY!



Ref: PRA53888

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE - £135,000 - Ideally located and well-presented 2 bedroom upper floor 'retirement' apartment in Rhiwbina Edwards and Co are delighted to offer for sale this spacious, and easily accessible, property in the sought after Cwrt Deri complex. The property offers 2 excellent size bedrooms, a spacious lounge/dining room, a modern fully fitted kitchen plus a modern shower room/wc. Further benefits include a laundry room, lift, residential parking and visitor parking. Additionally there is a guest bedroom if needed. The village of Rhiwbina is but a short distance away as is the A470 and M4 leading to Cardiff city centre and beyond. Over 55's only. NO ONWARD CHAIN.



Front & Entrance

Well presented property with mature shrubbery to the front aspect and a path leading to the communal front entrance. To the side is visitor's parking and a communal garden. There is a road that leads under the property to the residential parking.



Communal Entrance

A well maintained communal entrance with secure entrance leading to communal lift area.



Communal Lift Area

Communal area with doors to laundry room, guest bedroom, house manager and staircase. Lift to all floors.



Guest Bedroom

Convenient guest bedroom accessed from communal area.



Communal Landing

2nd floor communal landing with seating area and window overlooking pleasant front aspect. Hallway leading to property entrance.



Entrance to property

Well maintained front door leading into property.



Hallway

Doorway off communal hallway into private entrance hallway. Doors off to all rooms and storage cupboard. Carpeted flooring and alarm system.



Living Room

A sizeable size lounge/diner with carpeted flooring. Large windows overlooking the front aspect of the building. Electric fireplace with wooden mantle. Door to kitchen.



Kitchen

Well presented modern kitchen with fully integrated NEFF appliances that includes a microwave combination oven and separate oven, induction hob with extractor fan over. Ample base and eye level units with integrated fridge freezer, 1 and a half bowl sink drainer unit with mixer tap and waste disposal. Doors to storage cupboards.



Bedroom 1

Well proportioned double bedroom with fitted wardrobes, carpeted flooring and window to front aspect.



Bedroom 2

Bedroom 2 is a further spacious bedroom but is currently utilised as a further living room with carpeted flooring and a window to the front aspect.



Shower Room

Shower room comprising of shower cubicle, w/c, wash hand basin with mixer tap set in vanity unit and heated towel rail. Part tiled walls.



Storage Cupboard

A useful and convenient storage cupboard entered from the entrance hallway.



Laundry Room

Communal laundry facility accessed from the ground floor communal lift area.



Parking Area

The property benefits from a residential parking area which is accessed with a road under the property. There is also a further visitor's parking area for guests.



Communal Garden

Pleasant communal garden area to the side of the property mainly laid to lawn with mature shrubbery.

Lease / Charges

TBC

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 Water

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
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
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.