



Edwards & Co
property sales & lettings

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Heol Llanishen Fach,
,
Rhiwbina.
CF14 6PG.

Guide Price: £110,000



- Very well presented ground floor apartment in Rhiwbina.
- Spacious lounge/dining room.
- Two generous size bedrooms.
- Modern kitchen and bathroom
- Allocated parking space.
- Close to all local amenities - great location.
- MUST BE VIEWED.



Ref: PRA53413

Viewing Instructions: Strictly By Appointment Only

General Description

SUPERB AND SPACIOUS 2 bedroom ground floor apartment in Rhiwbina Edwards and Co are delighted to offer for sale another superb property located in this popular apartment complex. The ground floor property offers two generous size bedrooms, bathroom, kitchen and spacious reception room and an allocated parking space. This flat is in an excellent location and in walking distance to all local amenities and great transport links. CASH BUYERS ONLY - MUST BE VIEWED

Accommodation



Commnal Hallway



Porch

Fire door, wood effect flooring, radiator.



Entrance Hallway

Single light pendant, wood effect flooring, doors to all rooms.



Principal Reception Room

PVC window to side aspect, single light pendant, radiator, carpet.



Kitchen

PVC windows to side aspect, single light pendant, tiled flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, gas hob, electric oven, space for white goods, inset sink and draining board.



Kitchen Second Angle



Bedroom 1

PVC window to side aspect, single light pendant, radiator, wood effect flooring.



Additional Picture



Bedroom 2

PVC window to side aspect, single light pendant, wood effect flooring, radiator.



Bathroom

PVC window with obscure glass to side aspect, spotlights, wood effect flooring, tiled walls, WC with inset flush, wash hand basin, bath unit with overhead shower.



Communal Garden



Parking

Agents Note

40 year lease
Insurance per annum £158.62
Service charges £75.00 per month

Services

Mains electricity, mains water, mains gas, mains drainage

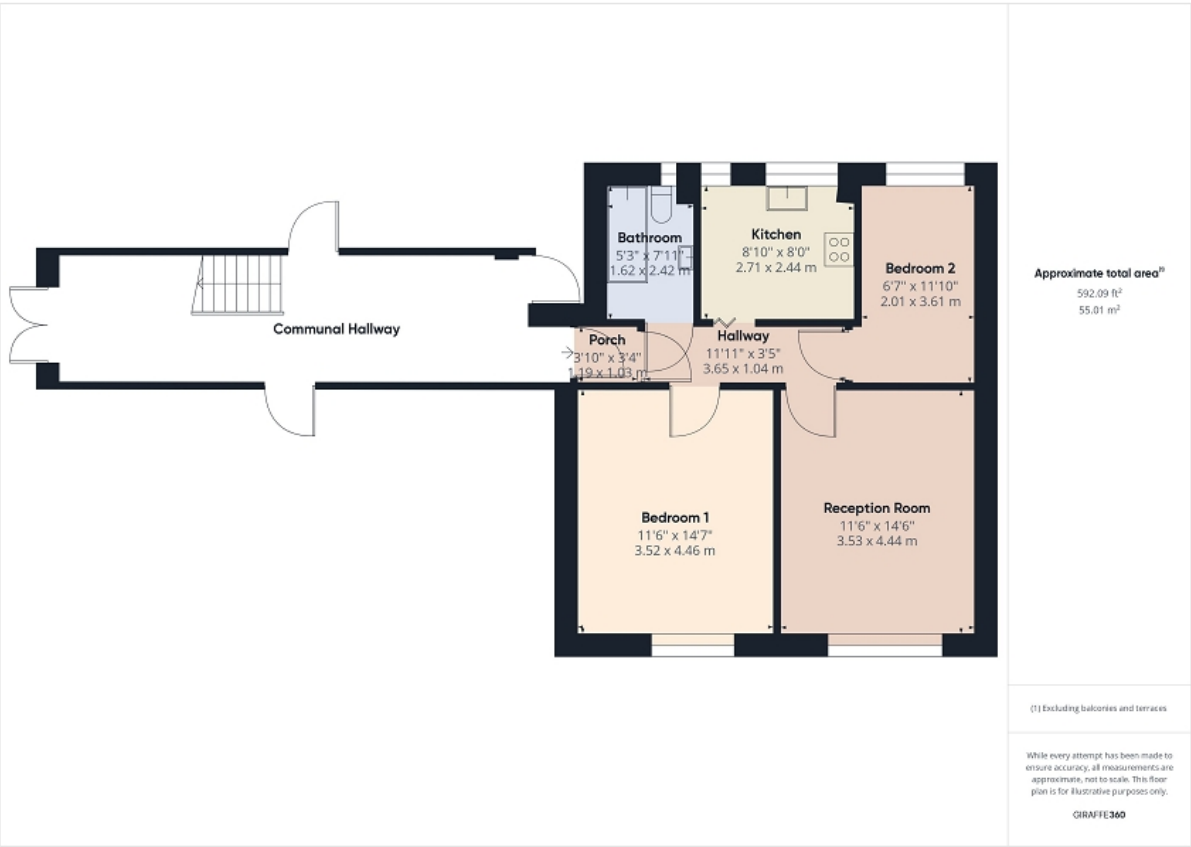
EPC Rating:72

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. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. 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.