



**Edwards & Co**  
property sales & lettings

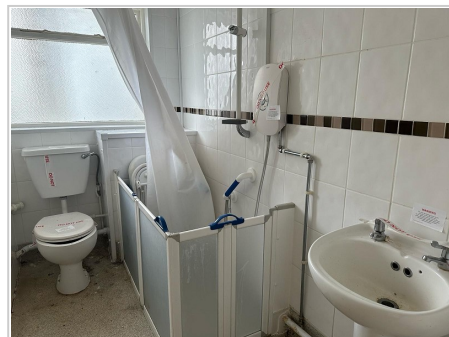
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Cefn Graig,  
,  
Cardiff.  
CF14 6SW.

115,000



- Two bed ground floor maisonette in Rhiwbina
- Two double bedrooms
- Kitchen with front garden views
- Two double bedrooms
- Front and rear gardens
- excellent location close to amenities
- MUST BE VIEWED



**Ref: PRA53414**

Viewing Instructions: Strictly By Appointment Only

# General Description

PUBLIC NOTICE - 37 Cefn Graig, Rhiwbina - We are in receipt of an offer of £95,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts. Edwards & Co are delighted to offer for sale this spacious ground floor maisonette situated in an excellent Rhiwbina location. This property includes two good size bedrooms, kitchen, a good size reception room, with front and rear gardens. MUST BE VIEWED

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## Accommodation

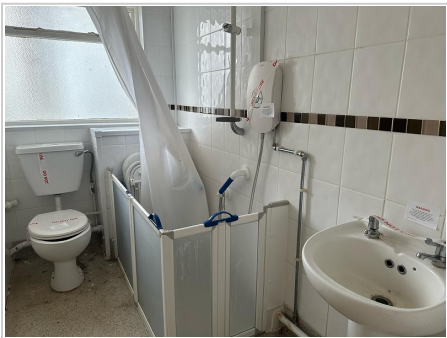
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Bedroom 1



Bedroom 2



Bathroom



Kitchen

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Reception Room

## Services

Mains electricity, mains water, mains gas, mains drainage

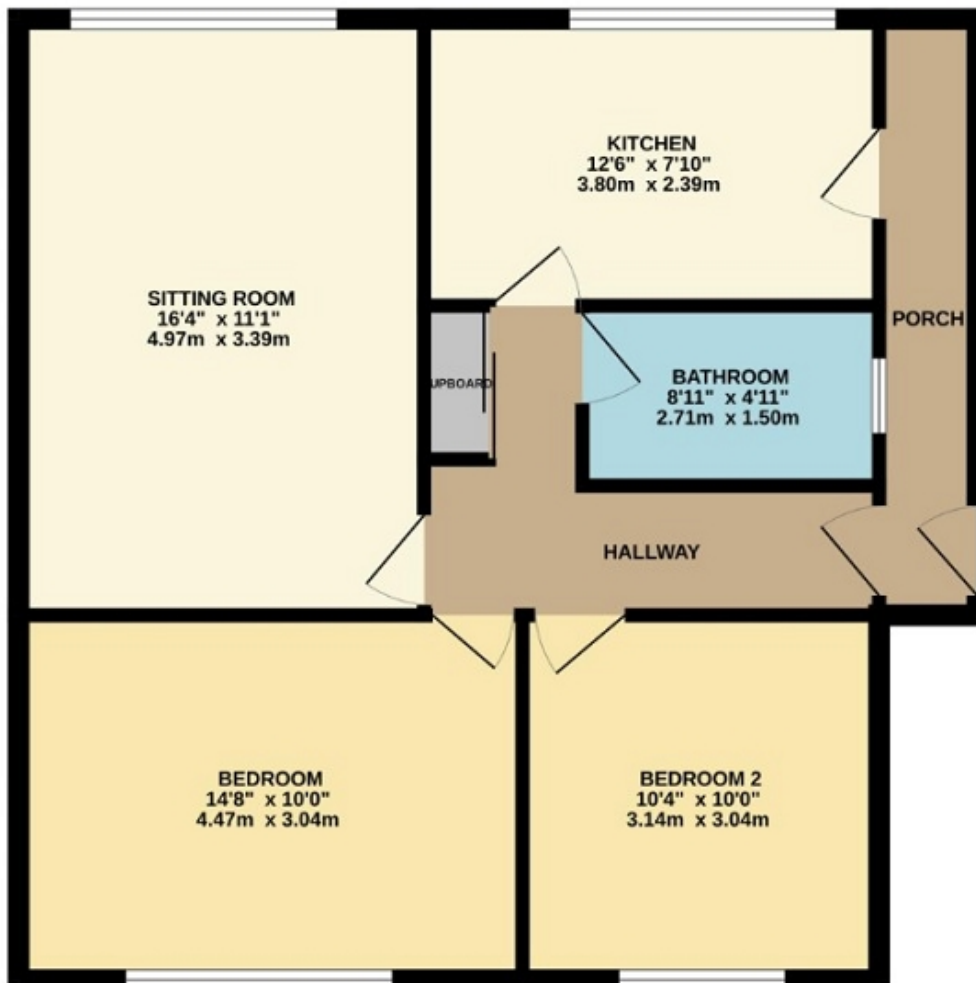
## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band Not Specified

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



*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.*