



**Edwards & Co**  
property sales & lettings

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

Heol Hir  
Llanishen  
Cardiff  
CF14

Guide Price: £90,000



- First floor retirement apartment in Llanishen.
- Open plan kitchen/ reception room.
- Bedroom with fitted wardrobes.
- Modern shower room
- motion sensor lights in bedroom and hallway.
- Views overlooking the rear garden.
- Communal reception room and kitchen
- Communal Laundry room
- Lift to all floors
- Parking

Ref: PRA53425

Viewing Instructions: Strictly By Appointment Only



## General Description

\*Well presented one bed retirement flat in Llanishen with no on-going chain\* Edwards & Co are delighted to offer for sale this well presented retirement flat within Llanishen close to all local amenities. This property consists of a good size bedrooms, a bright principle reception room, a fitted kitchen, shower room. Communal social lounge and laundry room.

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### Entrance to property

Communal hallway on the first floor.

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### Entrance Hallway

Single light pendant, carpet, doors to all rooms.

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### Principal Reception Room

PVC window to rear aspect, carpet, electric fire, radiator, two single wall lights.

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### Principal Reception Room Second Angle

Archway leading to property.

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## Kitchen

PVC window to side aspect, single light pendant, tiled walls, tiled flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, inset sink, space for white goods, heater.

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## Bedroom 1

PVC window to rear aspect, single wall light, carpet, radiator, fitted wardrobes.

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## Additional Picture



## Shower Room/Wc

Single light pendant, vinyl flooring, shower, wash hand basin, WC with inset flush, fold down seat and hand rails.

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## Views

Views from bedroom and lounge overlooking garden.

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Laundry Room

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Communal Lounge

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## Agents Note

We have been informed by the vendor there is approximately 101 years remaining on the lease.

We have been informed by the vendor there is a service charge of £3100 per annum.

We have been informed by the vendor that the ground rent payable of £439 per annum.

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## Services

Mains electricity, mains drainage, mains water

EPC Rating:72

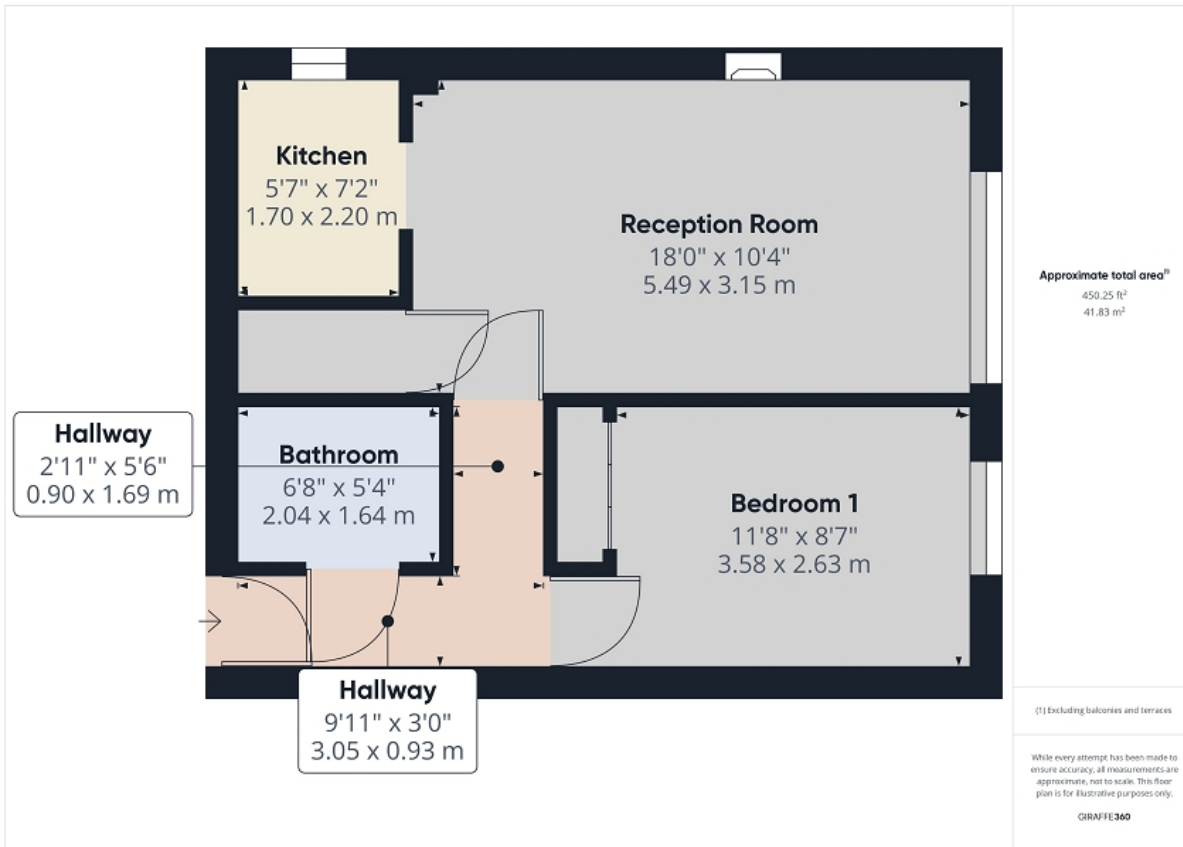
## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Band C

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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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.