



Edwards & Co
property sales & lettings

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Heol Hendre
Rhiwbina
Cardiff
CF14

Guide Price : £130,000



- Two bed first floor maisonette in Rhiwbina
- Well kept kitchen
- Additional garage space
- Spacious living and dining area.
- Built in storage throughout property.
- Easy access to Rhiwbina village
- Great catchments for local school
- NO ONWARD CHAIN



Ref: PRA53495

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious and well lit 2 double bedroom first floor maisonette* Edwards and Co are delighted to offer for sale this well kept maisonette in a highly desired location, within walking distance to Rhiwbina village. It is offered with a well presented patio to front and rear and garage. MUST BE VIEWED, CASH BUYERS ONLY. Offered to the market with NO ONWARD CHAIN



Front & Entrance

First floor entrance, front patio sitting area.



Balcony

Two access doors.



Entrance Hallway

Carpet flooring, light pendant, radiator, two built in storage cupboards, doors to all rooms.



Kitchen

Vinyl flooring, light pendant, secondary double glaze wooden framed window to front aspect, range of base and wall mounted cabinets with contrasting square edge countertops, built in storage cupboards, space for white goods, radiator, central heating boiler, sink, 4 ring electric cooker



Kitchen Second Angle



Bathroom

Carpet flooring, light pendant, secondary double glazed wooden framed window with obscure glass to side aspect, part tiled walls, radiator, panelled bath and shower over, WC, wash hand basin, loft access.



Bedroom 1

Carpet flooring, secondary double glazed wooden framed window to rear aspect, light pendant, radiator, built in wardrobe with mirrored sliding doors.



Bedroom 2

Carpet flooring, window to rear aspect, light pendant, radiator, built-in wardrobe with mirrored sliding doors.

Reception Room

Carpet flooring, feature fireplace with gas fire, secondary double glazed wooden framed windows to front aspect, light pendant, radiator.



Patio Sitting Area

Patio sitting area.



Garage

Up and over door.



Reception Room Second Angle

Lease / Charges

We are informed by the vendor that there are 34 years remaining on current lease, Ground rent is £12.50 annually. No service charge.

Services

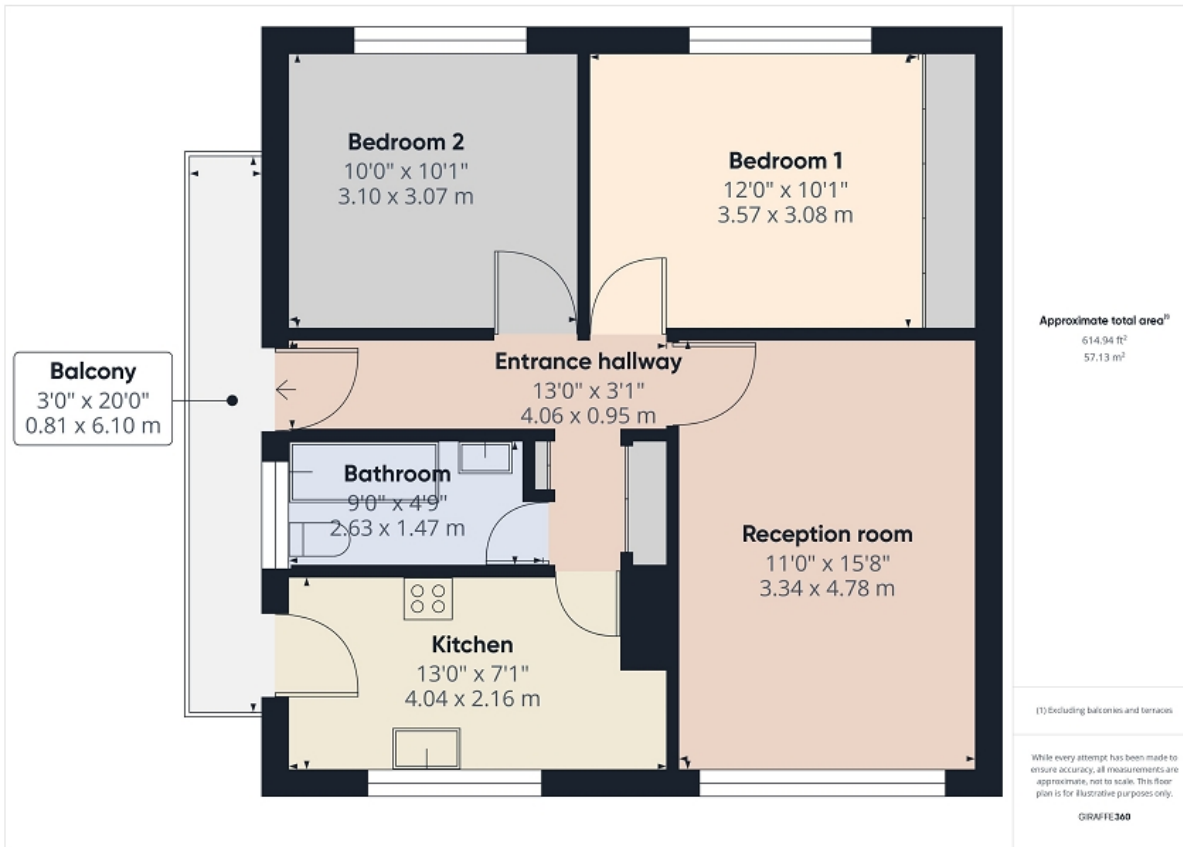
EPC Rating:66

Tenure

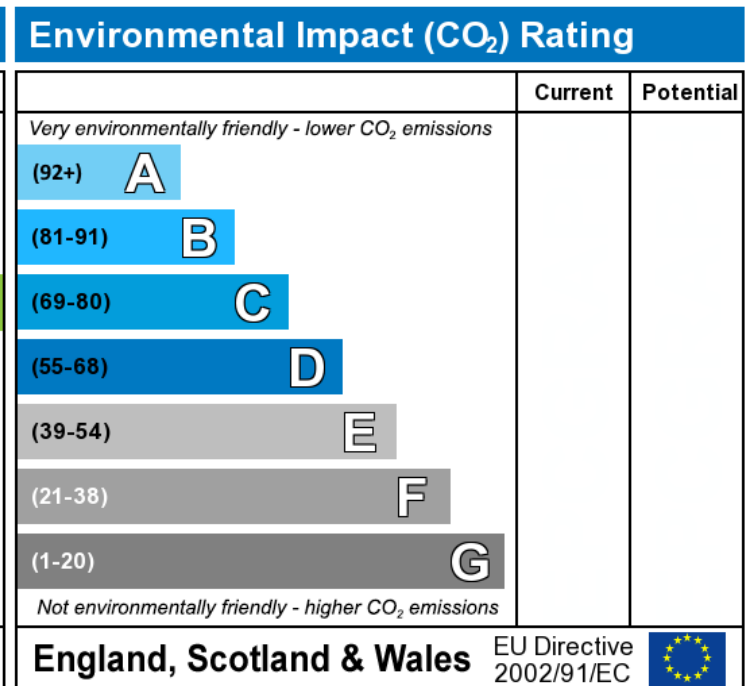
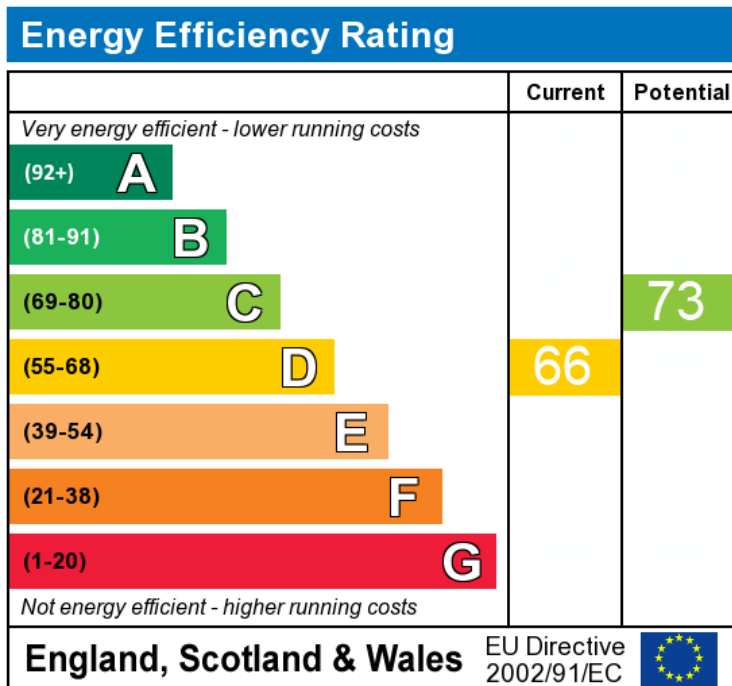
We are informed that the tenure is Leasehold

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.



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 (CO₂) emissions. The higher the rating the less impact it has on the environment.