



**Edwards & Co**  
property sales & lettings

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Heol Llanishen Fach  
Rhiwbina  
Cardiff  
CF14

Guide Price £155,000



- Two bedroom GROUND FLOOR flat in Rhiwbina.
- Modern three piece white suite bathroom
- Ideally located near all local amenities
- dedicated rear & side gardens
- Two generous double bedrooms.
- Garage
- NO ONWARD CHAIN



Ref: PRA53515

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Well presented two bed ground floor flat in Rhiwbina\* Edwards & Co are delighted to offer for sale this spacious two bedroom property. This property provides convenient ground floor accommodation and consists of a lovely bright reception room, two double bedrooms, a good size bathroom, garden and patio space with a garage. This property is in excellent location close to all local amenities.

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### Communal Entrance Hall

Vinyl tile effect floor, staircase to all floors, doors to front and rear.

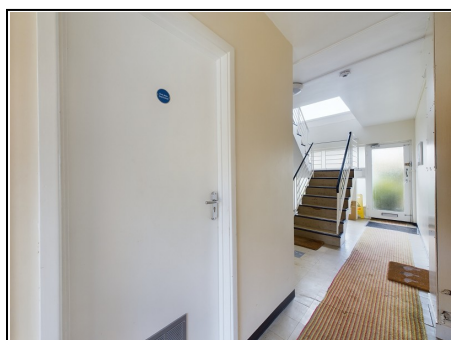
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### Storage Room

Built in shelving, electricity and water meter.

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### Communal Hallway

Entrance to storage cupboard.

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### Entrance Hallway

Carpet flooring ( Parquet flooring ), radiator, light pendant, built-in cupboard housing electric meter, airing cupboard, entry phone system.

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## Reception Room

Carpet flooring (parquet flooring), PVC window to side aspect, coving, light pendant, radiator.



## Reception Room Second Angle



## Kitchen

Carpet flooring, part tiled walls, PVC window to side aspect, range of base and wall mounted cabinets with contrasting round edge countertops, built in shelving, light pendant, radiator, space for white goods, cupboard housing central heating boiler.



## Kitchen Second Angle



## Bedroom 1

Carpet flooring (parquet flooring under), light pendant, PVC window to front aspect, built in wardrobes with hanging rail and storage shelving, radiator.



## Bedroom 2

Carpet flooring (parquet flooring under), PVC window to rear aspect, light pendant, radiator.

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## Bathroom

Vinyl flooring, PVC window in obscure glass to rear aspect, three piece suite comprising shower unit, WC with inset flush, wash hand basin inset to vanity unit, ladder radiator, light pendant.

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## Patio Sitting Area

Laid to paving slabs.

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## Side Garden

Laid to lawn, mature shrubs.

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## Garage

Up and over garage door

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## Lease / Charges

We are informed by the vendor that the lease remaining is 63 years.

No service charge.

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We are informed by the vendor that there is a £279.03 Building insurance charge yearly and £180 ground rent charge every 6 months.

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## Services

EPC Rating:68

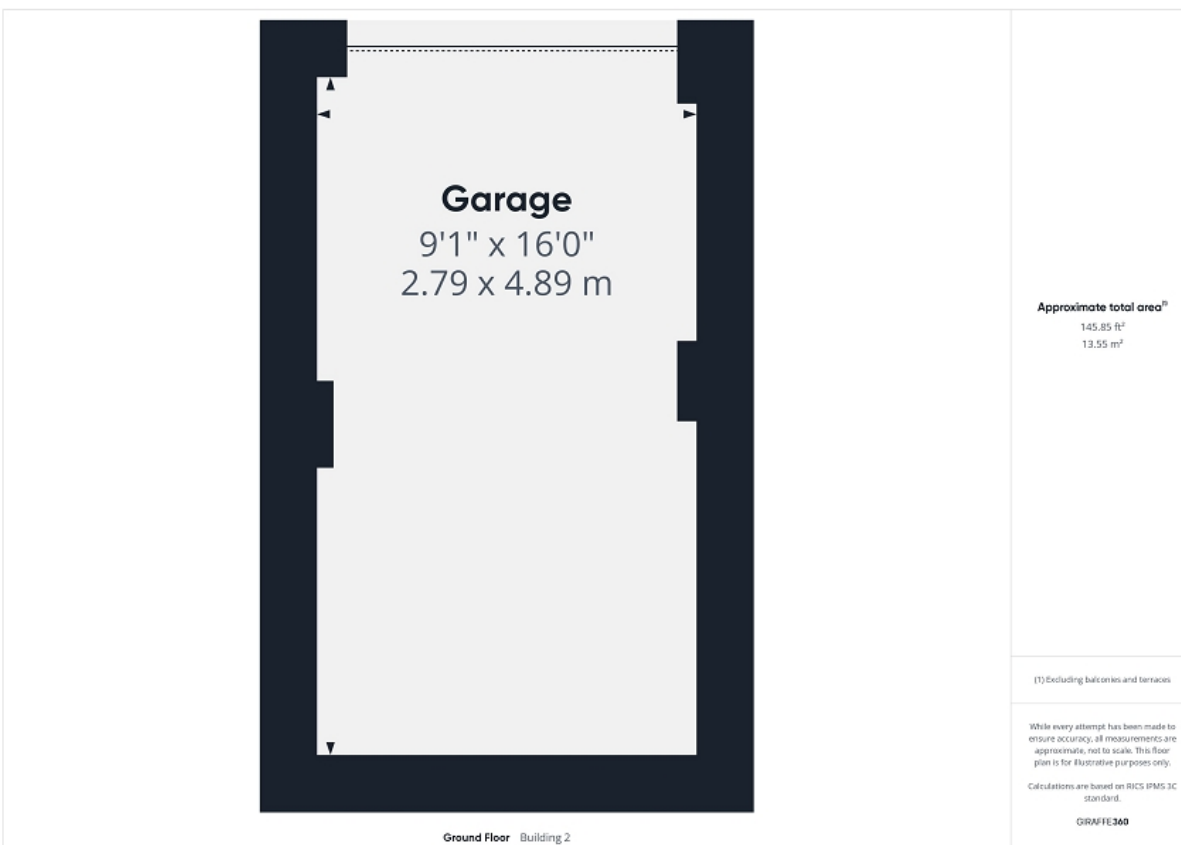
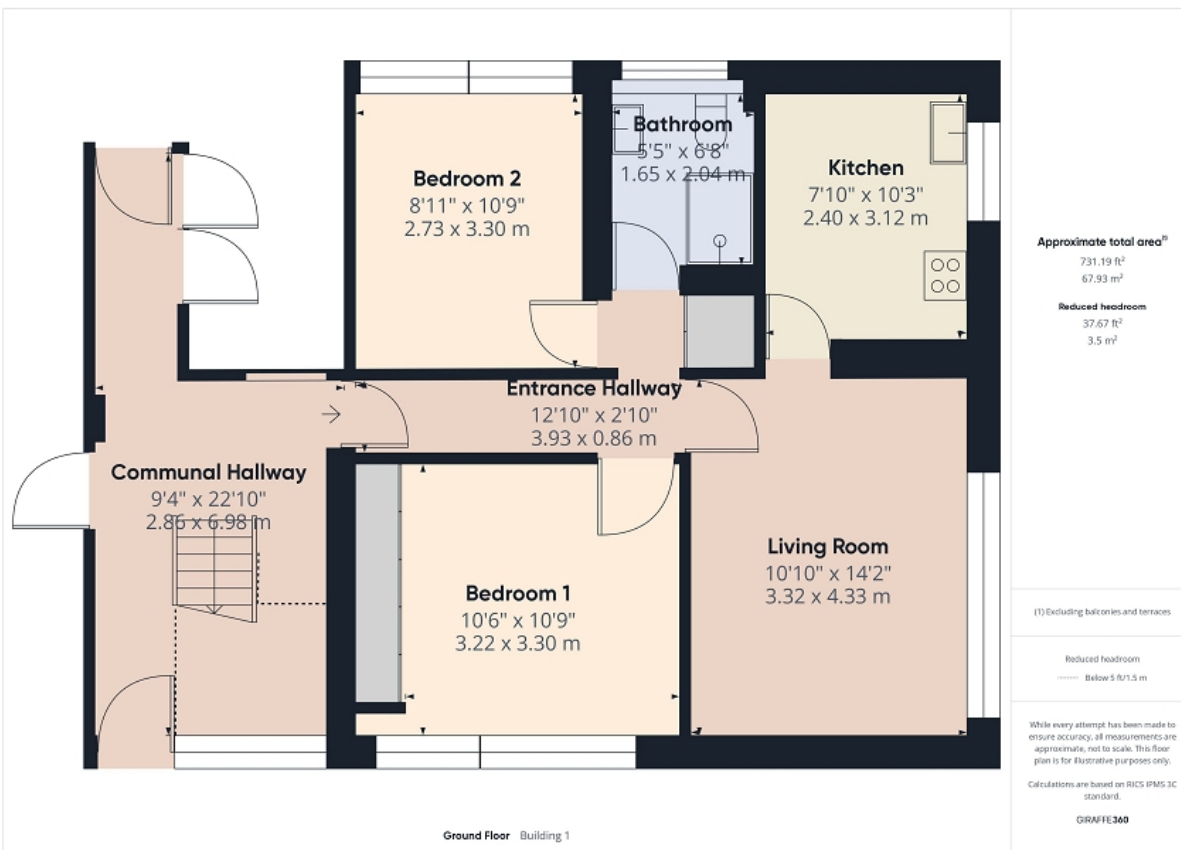
## Tenure

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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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

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.