



Edwards & Co
property sales & lettings

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Clos Hendre
Rhiwbina
Cardiff
CF14

Guide Price : £120,000



- 2 Bedroom first floor Maisonette with stairlift.
- Spacious shower room
- Rear garden space with front patio.
- Garage.
- Walking distance to Rhiwbina village
- NO ONWARD CHAIN
- CASH BUYERS ONLY

Ref: PRA53526

Viewing Instructions: Strictly By Appointment Only

General Description

2 DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH STAIRLIFT Edwards and Co are delighted to offer for sale this well kept maisonette in a highly desirable location of Rhiwbina. With a large reception room, modern shower room, a rear garden and front patio. This property offers perfect low maintenance living. Within walking distance to Rhiwbina village and Heol Llanishen fach amenities and all local transport links. NO ONWARD CHAIN - CASH BUYERS ONLY.



Front & Entrance

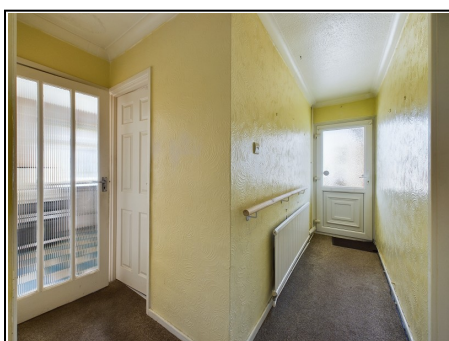
1st floor, stairs with stair lift to entry.



Front Garden



Entrance to property



Entrance Hallway

Light pendant, built in storage cupboard, radiator, doors to all rooms, carpet flooring.



Bedroom 1

Light pendant, PVC window to rear aspect, built in wardrobes and storage cupboards, radiator, handrail, carpet flooring.



Bedroom 2

Light pendant, coving, PVC window to rear aspect, radiator carpet flooring.



Shower Room/Wc

Light pendant, loft access, tiled walls, PVC window with obscure glass to side aspect, WC within inset flush, wash hand basin, shower unit, radiator, handrail, tiled flooring.



Reception Room

Light pendant, PVC window to front aspect, radiator, gas fireplace, carpet flooring.



Reception Room Second Angle



Kitchen

Light pendant, PVC window to front aspect, base cabinets with contrasting rounded edge countertop, built-in shelving unit, built in storage cupboard housing boiler, part tiled walls, vinyl flooring, PVC door with obscure glass to front access.



Kitchen Second Angle



Garage

Up and over garage door.

Lease / Charges

The vendor has informed us that there is 37 years remaining on the lease.

The ground rent charge is £20 per annum.

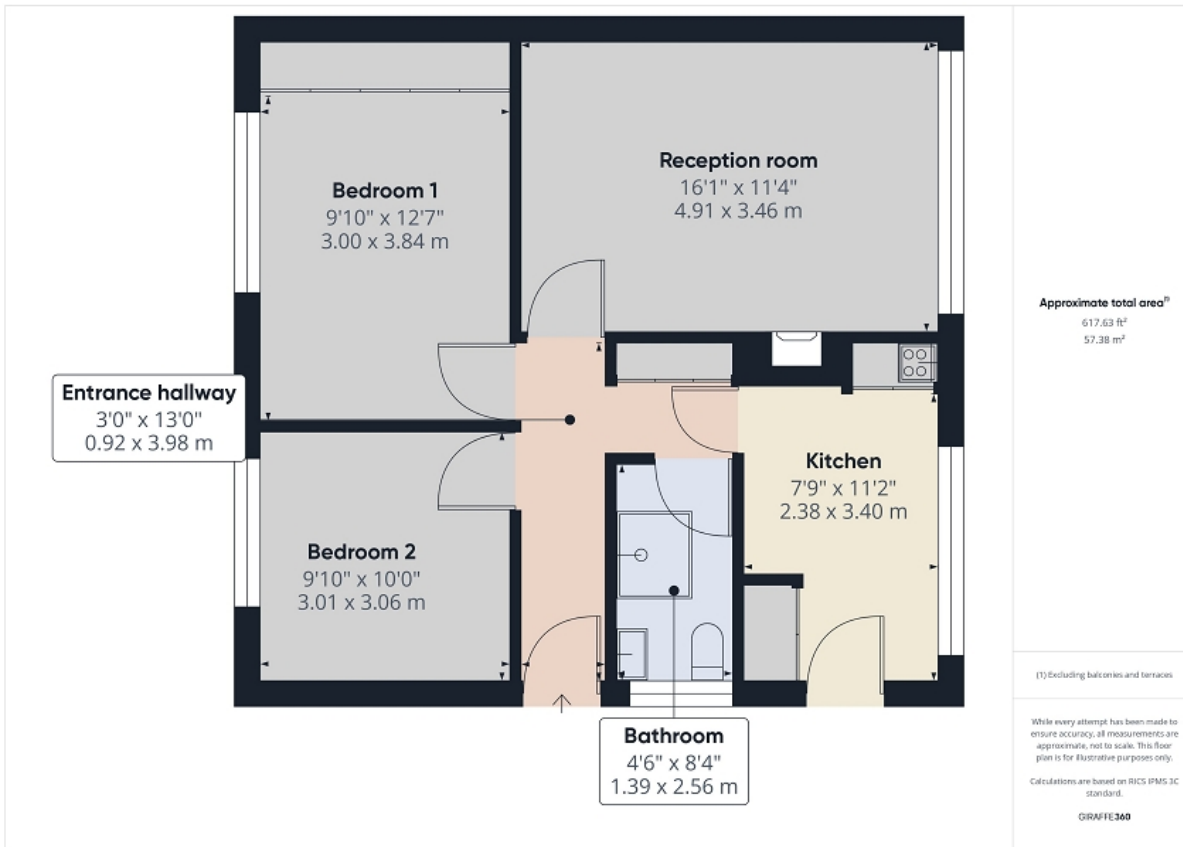
Services

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		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 (CO₂) emissions. The higher the rating the less impact it has on the environment.