



Edwards & Co
property sales & lettings

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

Homelong House, Heol Hir
Llanishen
Cardiff
CF14

Guide Price £80,000



- Second floor retirement apartment in Llanishen.
- Bedroom with fitted wardrobes.
- Views overlooking the front communal garden.
- Modern bathroom.
- Open plan kitchen/ reception room.
- Communal lounge.
- Communal Laundry area.
- In walking distance of local amenities.
- Parking.



Ref: PRA53532

Viewing Instructions: Strictly By Appointment Only

General Description

Well presented one bed retirement flat in Llanishen 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 bedroom, a bright principle reception room, a fitted kitchen and bathroom with additional communal social areas. No Chain. MUST BE VIEWED



Communal Entrance



Principal Reception Room

Neutral decoration and carpets, pendant light fitting, 2 wall lights, window to front aspect, access to kitchen via archway and access to storage room, electric storage heater.



Principal Reception Room Second Angle



Kitchen

Fitted light fitting, single light pendant, a range of base and wall mounted cabinets with contrasting wood effect countertops, inset sink with chrome mixer tap, space for fridge/freezer, tiled flooring.



Bedroom 1

New carpets and decoration, wall light fitting, fitted up and over wardobes and bedside table, window to front aspect, electric storage heater.



Shower Room

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



Laundry Room



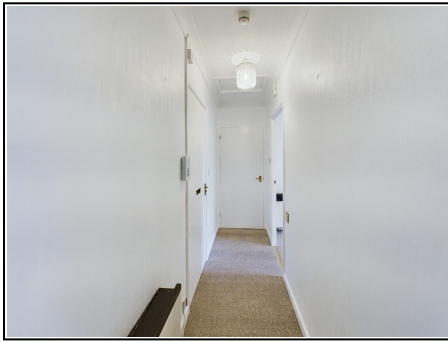
Communal Lounge

Lease / Charges

We have been informed by the vendor there is approximately 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.



Hallway

Neutral decor with light pendant, carpet flooring, front door and access to all rooms, electric storage heater.



Communal Garden



Laundry Room



Bedroom 1 Second Angle

Services

Mains electricity, mains water, mains drainage

EPC Rating:78



Tenure

We are informed that the tenure is Leasehold

Council Tax

Band C

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92+) A			(92+) A
(81-91) B			(81-91) B
(69-80) C	78	80	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales EU Directive 2002/91/EC 			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.