



Edwards & Co
property sales & lettings

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

Heol Lewis
Rhiwbina
Cardiff
CF14

Guide Price: £175,000



- Two bed ground floor maisonette in Rhiwbina
- Parquet flooring throughout
- Garage included
- Spacious front and rear gardens
- Desirable Rhiwbina location
- No onward chain



Ref: PRA53536

Viewing Instructions: Strictly By Appointment Only

General Description

SPACIOUS & MODERN 2 DOUBLE BEDROOM GROUND FLOOR MAISONETTE Edwards and Co are delighted to offer for sale this spacious maisonette in a highly desired address in Rhiwbina. With well presented gardens to front and rear. **MUST BE VIEWED CASH BUYERS ONLY**



Front & Entrance

Laid to lawn with path to the front entrance.



Porch

Laminate flooring, PVC obscured glass window and door to side aspect, external wall light, access through glass panel front door.



Hallway

Wood flooring, access to all rooms and storage cupboard, radiator and single light pendant.



Kitchen

Vinyl flooring, window to front aspect, wooden base and wall units with marble effect worktop, integrated oven, space for a washing machine and under counter fridge/freezer, access to storage cupboard, light fitting and radiator.



Living Room

Wood flooring, window to front aspect, fireplace, radiator and single light pendant.



Bedroom 1

Wood flooring, window to rear aspect, access to fitted storage cupboard, radiator and single light pendant.



Bedroom 2

Wood flooring, window to rear aspect, access to fitted storage cupboard, radiator and single light pendant.



Rear Garden

Flat gravel area with pathway running alongside for access.

Agents Note

43 years left on the lease.

£300 insurance per annum and £10 ground rent charge every 6 months.

Services

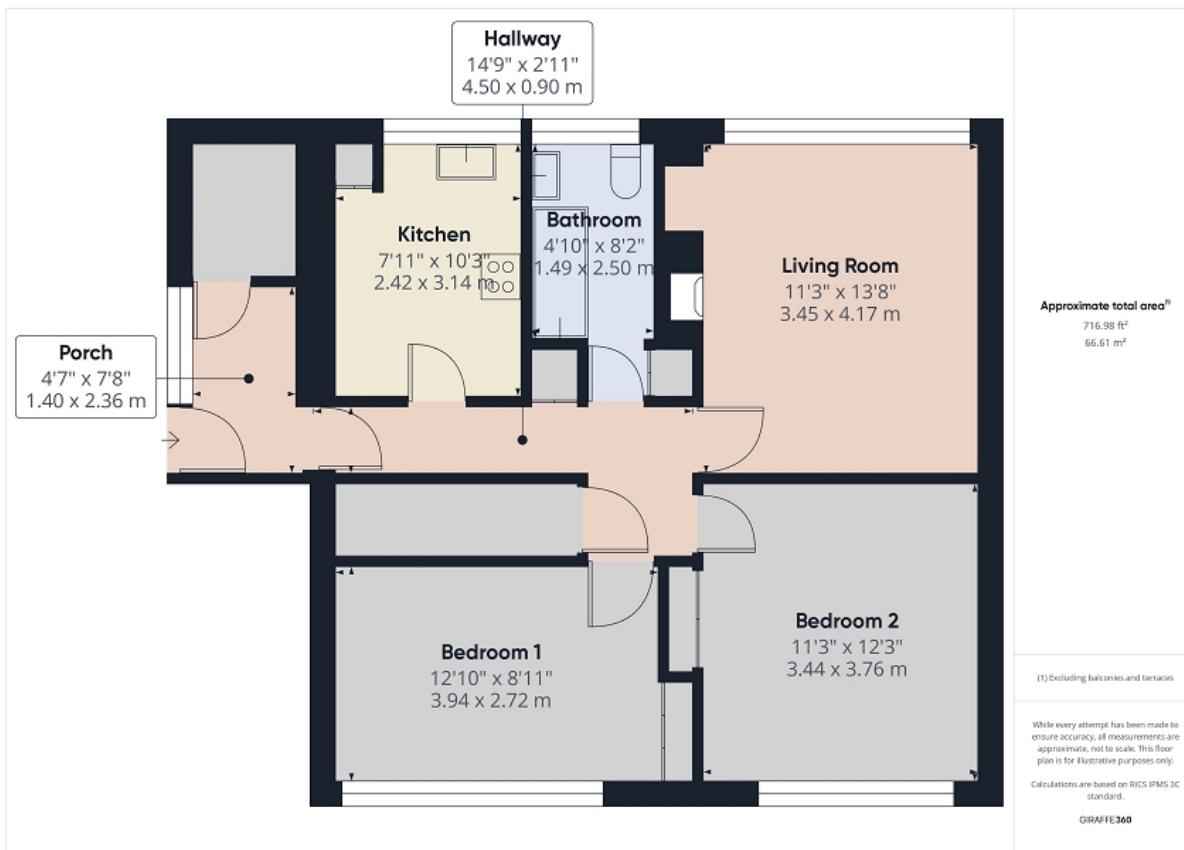
EPC Rating:66

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.

| 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 | | 75 | (69-80) C |
| (55-68) D | 66 | | (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.