



**Edwards & Co**  
property sales & lettings

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## Heol Llanishen Fach Cardiff CF14

POA



- Spacious ground floor 2 bedroom maisonette
- Share of Freehold
- 2 excellent size double bedrooms
- Sizeable lounge/dining room
- Shower room with separate w/c
- Square shaped kitchen with lobby and additional storage
- Front and rear gardens + large garden storage/workshop
- Private driveway parking to side of property
- Ideally located for all local amenities
- NOT TO BE MISSED

**Ref: PRA53636**

Viewing Instructions: Strictly By Appointment Only



# General Description

\* Ideally located 2 double bedroom ground floor maisonette with share of Freehold\* Edwards and Co are delighted to offer for sale this spacious property located within a very short walk of the local amenities and almost adjacent to 2 bus stops. Evidently in need of some updating, the property is however a blank canvas and offers vacant possession with no onward chain.

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## Front Garden & Entrance

Paved area plus shared planted area with shrubs and plants.

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## Driveway

Lengthy private driveway parking area leading to a wooden gate and access to the garden storage and rear garden.

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## Entrance Porch

Pathway to PVC front door leading to entrance hallway.

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## Entrance Hallway

Woodblock and carpeted floor, radiator, pendant light fittings, storage cupboard, doors off to all rooms.

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## Lounge/Dining Room

Large PVC window to front, carpet, papered, walls, light pendant, radiator, fire place with coal effect gas fire.



## Bedroom 1

Carpet, papered walls, pendant light, radiator, PVC double glazed window to front.



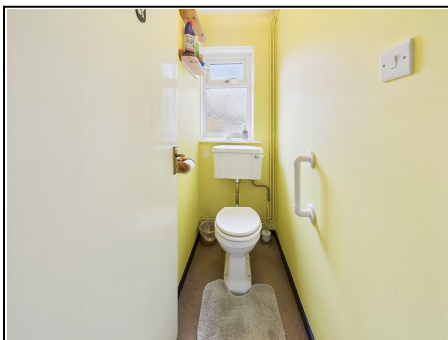
## Bedroom 2

Carpet, papered walls, fan/light fitting, PVC window to rear, radiator.



## Shower Room

Walk-in shower with glazed sliding shower door, folding seat, mixer showers, tongued and groove pine ceiling, aqua board panelling to shower area, part tiled walls, PVC window in obscure glass to rear, pedestal wash hand basin, radiator, vinyl floor, wall mounted electric heater.



## Separate WC

WC, PVC window in obscure glass to rear, painted walls, carpet, pendant light.



## Kitchen

Base and wall units, marble effect laminate worktops, PVC window to side, archway leading to small hallway, 4 burner gas hob with oven beneath, single bowl sink with drainer, storage cupboard housing Valiant combi boiler, plumbing for washing machine, under counter space for fridge or freezer, door to rear garden.

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## Rear Lobby

Small hallway providing access to rear garden and sizeable storage cupboard.

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## Rear Garden

Large communal area, patio areas, lawn, well defined boundaries, block built sheds.

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## Garden Shed/Storage

Large wooden workshop/storage with gated access from the driveway parking area.

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## Agents Opinion

With a share of the freehold and being a ground floor property this really is the ideal property for the new owners to acquire and put their stamp upon it. The property will undoubtedly need updating throughout however appears to be in very good structural order and is ideally located for all the local amenities, parkland and local bus route. Not to be missed.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

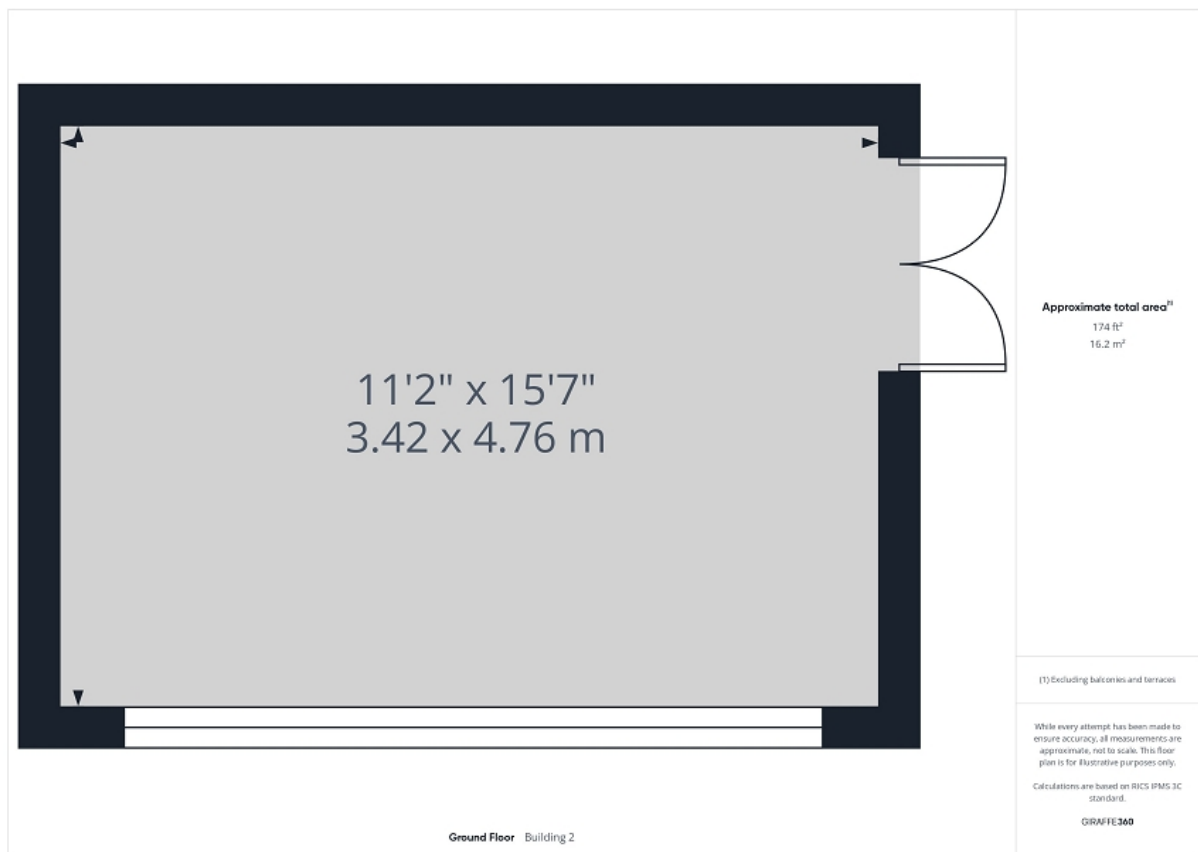
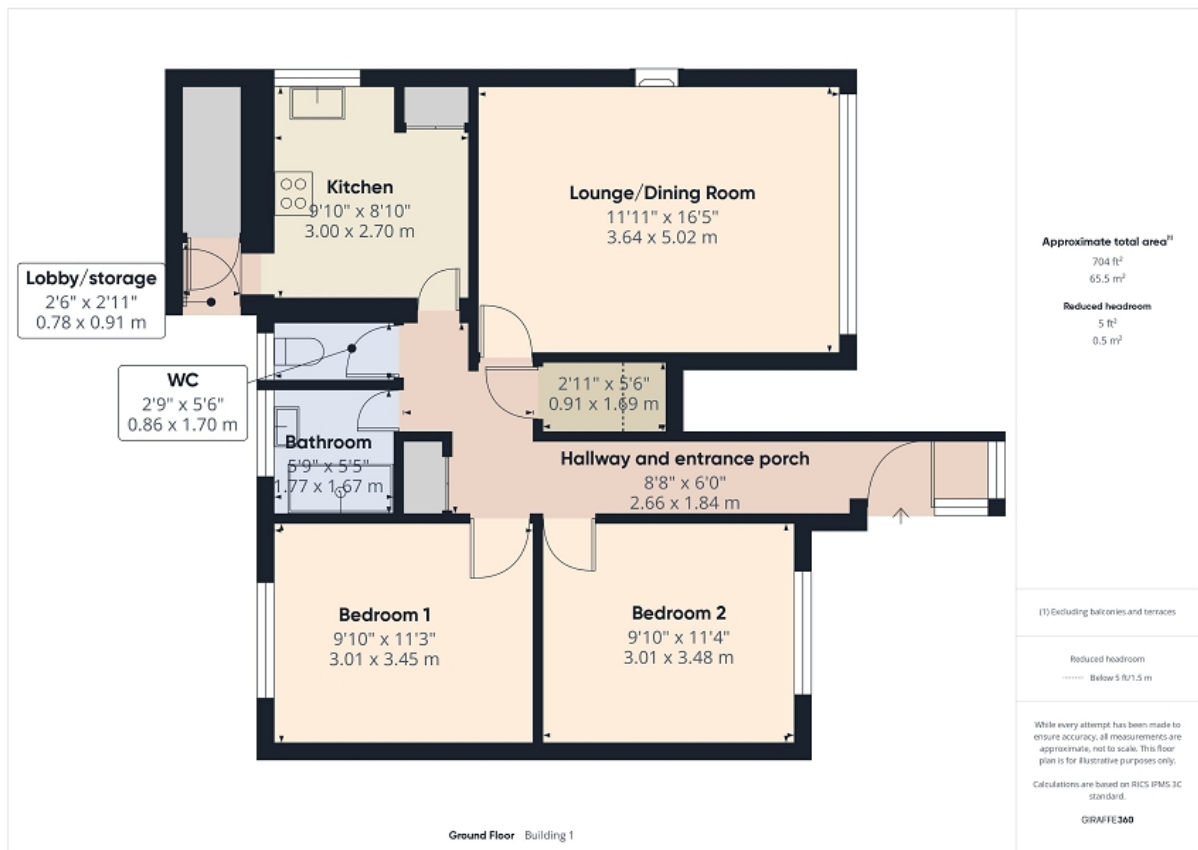
We are informed that the tenure is Share of Freehold

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

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.