



Edwards & Co
property sales & lettings

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Heol Y Felin
Rhiwbina
Cardiff
CF14

Guide price £115,000



- Spacious and modernised 2 bedroom retirement apartment
- Modern fully fitted kitchen
- Stylish and modern shower room/wc
- Excellent size main living/dining room
- 2 very well-proportioned bedrooms
- Communal areas inc. laundry and guest bedrooms
- Communal grounds and parking
- Ideally located close to bus stop and local amenities
- Over 55 owner occupiers only
- MUST BE VIEWED TO FULLY APPRECIATE

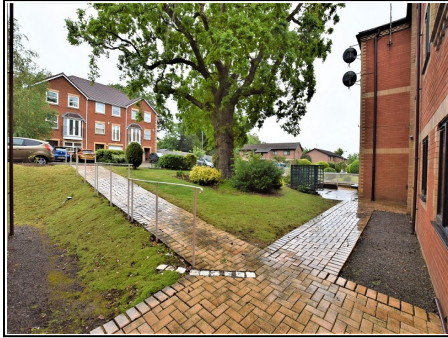


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Viewing Instructions: Strictly By Appointment Only

General Description

Recently renovated and ideally located 2 bedroom retirement apartment in Rhiwbina Edwards and Co are delighted to offer for sale this fabulous and spacious apartment in Cwrt Deri, Rhiwbina. The property offers excellent size accommodation plus communal areas, parking and like-minded neighbours. Must be viewed to be fully appreciated.



Communal Entrance

On road additional parking and block paved pathway leads to secure entrance.



Communal Entrance Hall

Open communal hallway with laundry room and guest suite, lift to all floors.



Entrance Hallway

Entrance door off communal hallway leads into the lengthy hallway with doors off to all rooms plus storage cupboard.



Kitchen

Modern and well-proportioned kitchen with an excellent range of wall and base units. Electric hob with oven and grill below, extractor above, stainless steel sink and mixer tap, white tiled splash-backs, radiator, window overlooking rear aspect. Central light fitting. Space for fridge.



Living/Dining Room

A very well-proportioned main living room with space for dining table and sofa set. Light decor, carpeted floors, window to rear aspect, radiator.



Bedroom 1

Bedroom 1 is a generously proportioned double bedroom with fitted wardrobes, carpeted floor and bright decor. Window overlooks the rear aspect, pendant light fitting and radiator.



Bedroom 2

A large single bedroom/additional sitting/dining room. Brightly decorated, carpeted floor, window to rear aspect, light fitting and radiator.



Parking

Communal residents and visitor parking area to the rear of the property.

Lease / Charges

Awaiting vendors confirmation.

Services

Mains electricity, mains water, mains drainage

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			(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.