



Edwards & Co
property sales & lettings

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**Heol Hendre
Cardiff
CF14**

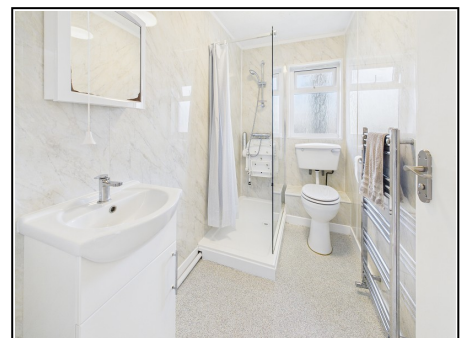
Guide Price £190,000



- Fabulous 2 double bedroom ground floor maisonette
- Lengthy lease remaining of 170+ years (tbc)
- Excellent size lounge/dining room
- Spacious kitchen with modern combi boiler
- 2 very well-proportioned double bedrooms
- Modern shower room/wc
- Very well presented and maintained throughout
- Driveway and garage
- Beautifully tended front and rear gardens
- IDEAL FIRST TIME BUY OR DOWN-SIZER

Ref: PRA53664

Viewing Instructions: Strictly By Appointment Only



General Description

Superb and spacious 2 double bedroom ground floor maisonette in enviable location with long lease remaining
Edwards and Co are delighted to offer this fabulous property in Rhiwbina. The very well presented property offers well-proportioned accommodation together with beautiful gardens and garage.,



Front Garden

Laid to lawn, planted borders, mature shrubs, gate to pathway to rear, to the side there is a pathway to PVC front porch,



Entrance Porch

Fully enclosed and professionally installed PVC entrance porch with obscured glazing, tiled floor, door to kitchen, wooden front door, giving access to Entrance Hallway.



Entrance Hallway

Bright and welcoming entrance hallway with varnished herringbone woodblock floor, central pendant light fitting, radiator, storage cupboard housing electrics and consumer unit, doors off to all rooms.



Lounge/Dining Room

An excellent size lounge with space for dining table if desired. Central pendant light fitting, large PVC window to front, double radiator, carpet, marble style hearth and wooden mantle.



Kitchen

A very spacious kitchen with PVC double glazed window to front aspect, range of traditional wall and base units, roll top work surface with inset stainless steel sink and drainer, vinyl flooring, ceiling strip light, tiled walls, slot in electric oven and grill, space for fridge/freezer, wooden louvred door to cupboard housing Worcester combi central heating boiler.



Bedroom 1

An excellent size double bedroom with fitted wardrobes, herringbone woodblock floor, central pendant light fitting, radiator, PVC double glazed window overlooking the rear garden.



Bedroom 2

Bedroom 2 is also a double bedroom or additional sitting/dining room with modern carpet, large PVC double glazed window to rear, radiator, pendant light fitting.



Shower Room/Wc

Modernised shower room /wc with vinyl flooring, aqua boarding to walls, pendant light fitting, low level WC, walk-in shower units with glazed panels and fixed seat, pedestal wash hand basin with vanity unit below, PVC double glazed window in obscured glazing to front.



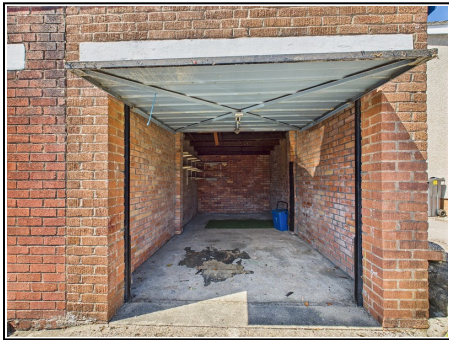
Rear Garden

A very generously proportioned and enclosed rear garden with wooden fence boundaries, laid to lawn, pedestrian gate to shared pathway.



Driveway

Single car parking space leading to the single garage to the rear of the property.



Garage

Single garage with up and over front access door, electric light.

Agents Opinion

This is an ideally located and very well presented ground floor maisonette in a block of only 4 similar properties. The property has evidently been very well-maintained in its most recent ownership and offers sizeable accommodation with beautifully tended gardens, driveway, garage and lengthy lease. MUST BE VIEWED.

Services

Mains electricity, mains water, mains gas, mains drainage

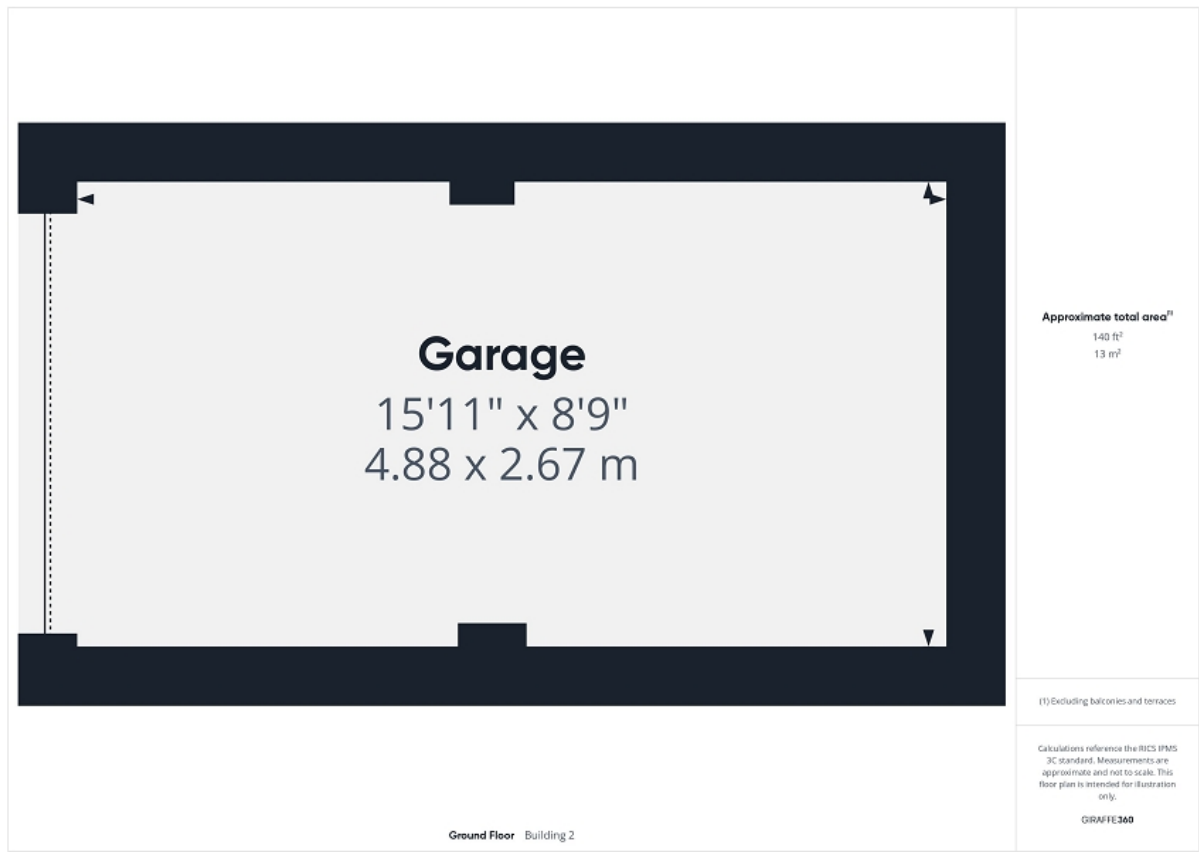
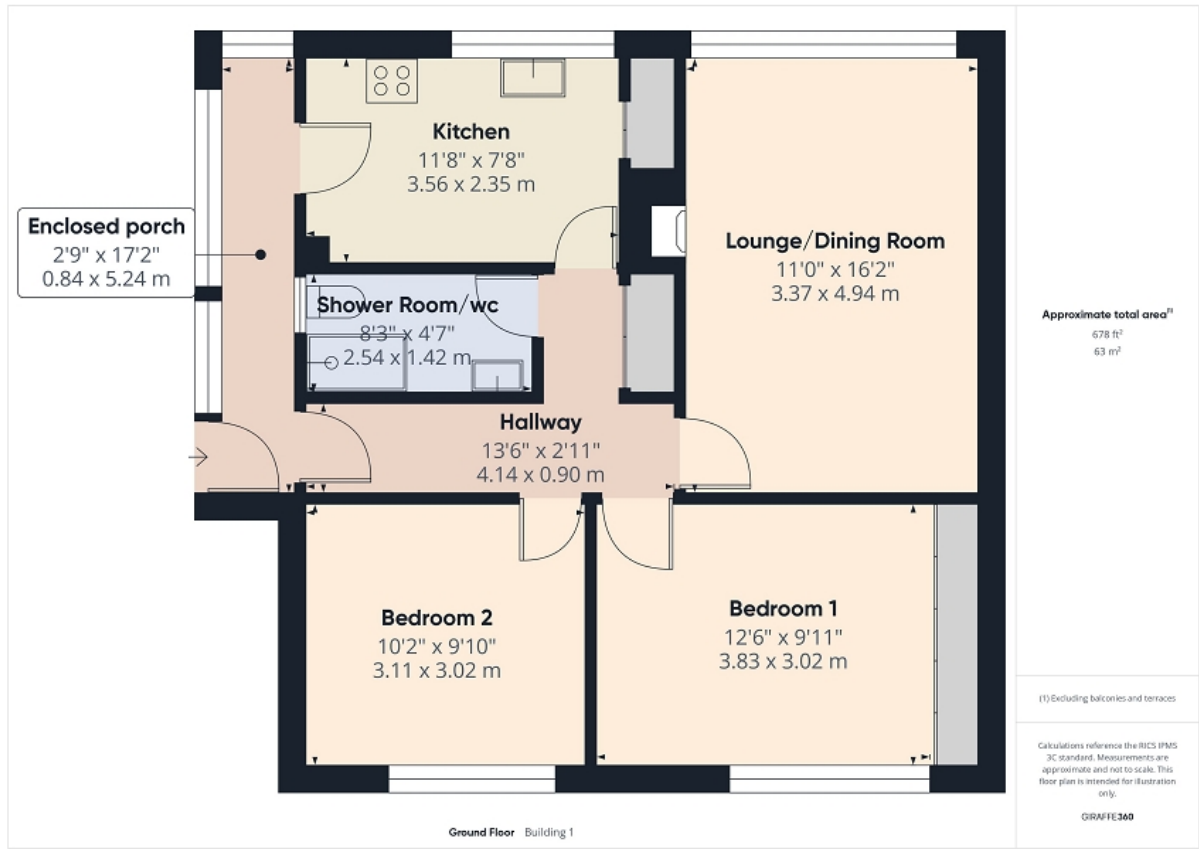
EPC Rating:66

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		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		74	(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.