



**Edwards & Co**  
property sales & lettings

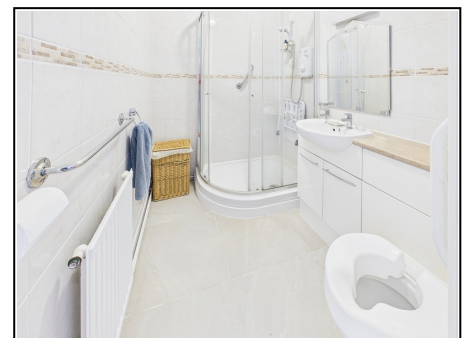
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Heol Y Felin  
Rhiwbina  
Cardiff  
CF14

Guide Price £130,000



- Superb first floor 2 bedroom retirement apartment
- Beautifully presented throughout
- 2 excellent size bedrooms
- Modern and stylish fully fitted kitchen
- Bright and modern shower room/wc
- Excellent size lounge/diner
- Large storage cupboard
- House manager and owners guest suite
- Communal parking and gardens
- Over 55's residents only - must be viewed



**Ref: PRA53666**

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Beautifully presented and enviably located 2 bedroom first floor retirement apartment in Rhiwbina\* Edwards and Co are delighted to offer for sale another of these fabulous properties in an ideal location close to all local amenities, parkland and bus stop. Must be viewed.

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### Front Entrance

Block paved pathway leading to covered entrance porch and secure entry to building. Vehicular access to car parking area.

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### Communal Entrance Hall

Communal entrance hall with office manager's office, guest suite, laundry and lift to all floors.

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### Entrance Hallway

Brightly decorated entrance hallway with ceiling light, radiator and doors off to all rooms. Storage cupboard.

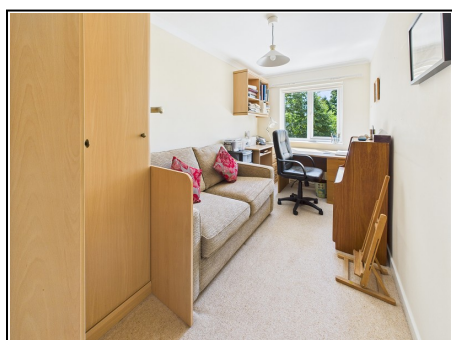
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### Bedroom 1

An excellent size double bedroom, brightly decorated, carpeted floor, window overlooking rear aspect, pendant light fitting and radiator.

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### Bedroom 2

Currently used as an office/sitting room, modern decor, carpeted floor, pendant light fitting, radiator, window overlooking the rear aspect.

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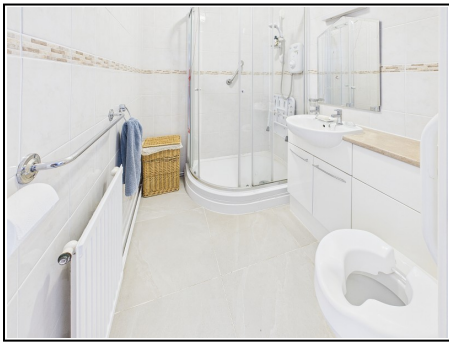
## Lounge/Dining Room

A well-proportioned sitting room/dining room with carpeted floor, bright decor, pendant light fitting, radiator, window overlooking rear aspect and door to kitchen.



## Kitchen

A beautifully presented and well-designed kitchen with a range of stylish floor and wall units, oven and grill, electric hob with extractor above, sink and drainer, fridge and freezer, window overlooking the rear aspect, tiled floor, strip lighting and radiator.



## Shower Room/Wc

Modern shower room w/c with walk-in quadrant shower cubicle with folding shower seat, vanity unit with wash hand basin and concealed-cistern w/c, wall mirror and radiator, extractor. Tiled walls and vinyl floor.

## Storage Cupboard

Large storage cupboard off hallway.



## Parking Area

Block paved communal parking area to rear of main building.



## Communal Gardens

Beautifully tended communal garden area with lawn and seating area.

## Lease / Charges

To be confirmed by vendor.

## Services

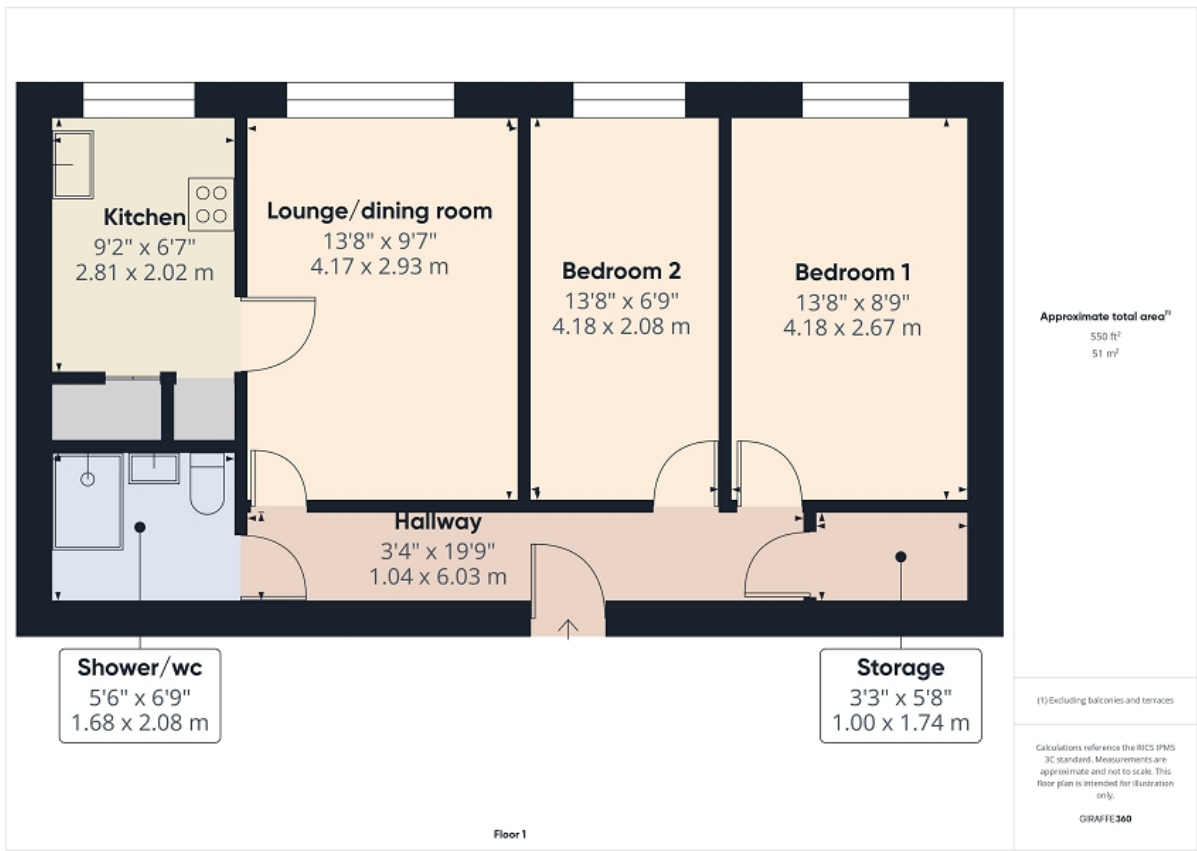
Mains electricity, mains water, mains gas, mains drainage

## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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

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.