



Edwards & Co
property sales & lettings

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

**Ffordd Ty Unnos
Heath
CF14**

£1,100 Monthly



- 2 DOUBLE BEDROOM APARTMENT - AVAILABLE NOW
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- MODERN BATHROOM
- DESIGNATED PARKING SPACE
- RENT £1100 PCM BOND £1200
- MINIMUM TERM 12 MONTHS
- EPC RATING D COUNCIL TAX BAND C
- HOLDING DEPOSIT £252.87 *CONDITIONS APPLY
- LET AND MANAGED BY EDWARDS AND CO

Ref: PRA53673

Viewing Instructions: Strictly By Appointment Only



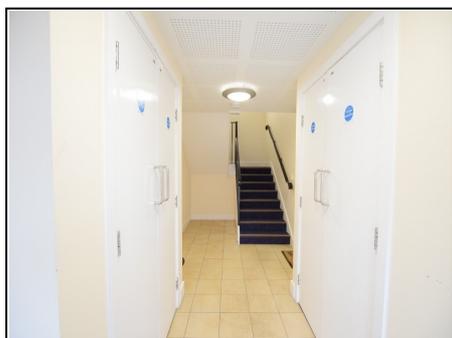
General Description

TWO DOUBLE BEDROOM APARTMENT IN THE HEATH, CARDIFF - AVAILABLE NOW Edwards and Co are delighted to offer this first-floor, two double bedroom flat in the Heath. Close to many amenities including shops and transport links, this apartment comprises of a 2 bedrooms, lounge, kitchen, bathroom with a bath and an overhead shower, hallway and a serviced communal entrance. This property further benefits from a designated parking space. The property comes unfurnished with some white goods in the kitchen. Holding fee is payable should your application be successful in the amount of: £252.87 (this fee is refundable upon successful referencing) Council tax band: D, EPC rating: C. Security deposit amount: £1200



Front & Entrance

Modern red brick apartment block with communal entrance doorway.



Communal Entrance

Neutral decoration, tiled floor, stairs to all floors.



Communal Landing

Neutral decoration, carpeted flooring, door to apartment.



Entrance Hall

Carpet, two light pendants, fuse box, radiator, doors to all rooms.



Living Room

Carpet, two radiators, PVC windows to rear and side aspect, two light pendants.



Kitchen

Vinyl flooring, coving, part tiled walls, PVC window to side aspect, range of wall, base and drawer units with black roll edge countertop, inset oven and four ring gas hob with stainless steel chimney style extractor fan, white goods, radiator, single light fixture.



Bedroom 1

Carpet, radiator, PVC windows to side and rear aspect, single light pendant.



Bedroom 2

Carpet, PVC window to rear aspect, radiator, single light pendant.



Bathroom

Vinyl flooring, part tiled walls, PVC obscure glass window to side aspect, three piece white suite comprising wall mounted hand wash basin, wc and bath with wall mounted shower, airing cupboard housing boiler, radiator, single light fixture.

Agents Note

Please note, these photographs were taken prior to last tenant's occupancy, so condition may differ.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:80

Tenure

We are informed that the tenure is

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.