



Edwards & Co
property sales & lettings

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**Cefn Graig
Cardiff
CF14**

Guide price £215,000



- Beautifully presented 2 double bed maisonette
- Fully refurbished throughout
- 130 year lease remaining
- Modern and stylish kitchen and bathroom
- New Worcester Bosch combi boiler
- Front and rear gardens
- Garage in block to rear
- Ideally located close to all amenities
- Ideal first time buy or down-sizer
- MUST BE VIEWED

Ref: PRA53681

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious and professionally refurbished 2 double bedroom first floor maisonette with 130 year lease Edwards and Co are delighted to offer this fabulously presented and ideally located property in Rhiwbina. The property benefits from a 'top to tail' refurbishment including decor, carpets, kitchen, bathroom and heating system. NOT TO BE MISSED.



Front Garden

Deep fronted garden laid to artificial lawn with planted borders. Pathway to front entrance steps.



Entrance to property

Steps with handrail leading to PVC front door and entrance porch.



Entrance Porch

Fully enclosed PVC entrance porch with laminate flooring and doors off to hallway and kitchen.



Entrance Hallway

Fully refurbished throughout with matching colour scheme and carpets. Bright decor and new carpets, storage cupboard. Pendant light fitting and radiator.



Lounge/Dining Room

An excellent size lounge with dining area and large PVC window overlooking front aspect. Pendant light fitting and radiator.



Kitchen

Modern and stylish black and white kitchen with electric hob, extractor and oven/grill below, square edge work tops, space for appliances, storage cupboard with new Worcester Bosch combi boiler. Door to entrance porch. Spotlights. Large PVC window to front aspect.



Bedroom 1

A very generously proportioned double bedroom with bright modern decor. Large PVC window overlooking the rear aspect, radiator and pendant light fitting.



Bedroom 2

Bedroom 2 is another generous double bedroom/additional sitting room. Bright decor, large PVC window to rear, radiator and pendant light fitting.



Bathroom

A very bright and airy, modern bathroom with white 3 piece suite, tiled walls and floor, PVC window with obscured glazing to side aspect. Pendant light and towel rail radiator.



Rear Garden

A private and enclosed rear garden with artificial turf covering and wood fence boundaries. Garages to rear.



Garage

Single garage with up and over garage door to rear of property.

Lease / Charges

We are informed by the vendor that there are currently 130 years remaining on the lease with no service or ground rent charges payable.

Agents Opinion

This is a first class example of a fully, and professionally, refurbished (including heating and plumbing) first floor maisonette in Rhiwbina. The property offers spacious accommodation together with gardens and garage. The property can now be mortgaged due to the increased lease and therefore it will appeal to both first time buyers and down-sizers alike. MUST BE VIEWED.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.