



Edwards & Co
property sales & lettings

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

Clos Hendre
Cardiff
Cardiff
CF14

Guide Price £160,000



- Spacious 2 double bedroom 1st floor apartment
- Excellent size living/dining room with balcony
- Sizeable fitted kitchen/breakfast room
- 2 double bedrooms
- Shower room/wc
- Allocated front and rear gardens
- Garage in nearby block
- Very well located for local amenities
- NOT TO BE MISSED



Ref: PRA53695

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious 2 double bedroom first floor apartment with gardens and garage in Rhiwbina Edwards and Co are delighted to offer for sale this very well-located property within a short walk or drive from all of the local amenities and City centre links. Must be viewed.



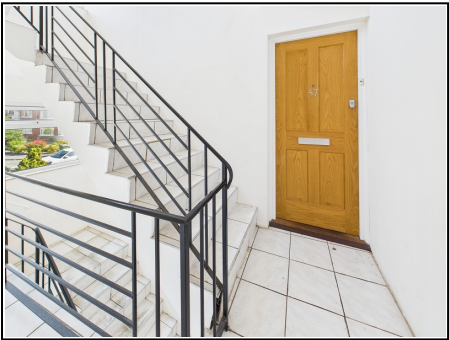
Front Garden

Allocated front lawn and shared pathway leading to communal entrance.



Communal Entrance Hall

Brightly decorated entrance hallway with stairs leading to all floors, tiled floors, wooden front door giving access to entrance hallway.



First Floor Communal Landing

Shared landing area with wooden front door providing access to entrance hallway.



Entrance Hallway

Entrance hallway with doors off to all rooms. Brightly decorated, radiator, pendant light fitting, storage cupboards, laminate flooring, central pendant light fitting.



Bedroom 2

A good size double bedroom with large PVC window overlooking the front aspect, carpeted floors, radiator and pendant light fitting, coving.



Shower Room/Wc

Step-in shower cubicle with sliding shower door, close coupled wc, vanity unit wash hand basin, radiator, ceiling light, PVC double glazed window in obscure glazing to front, laminate tiled floor.



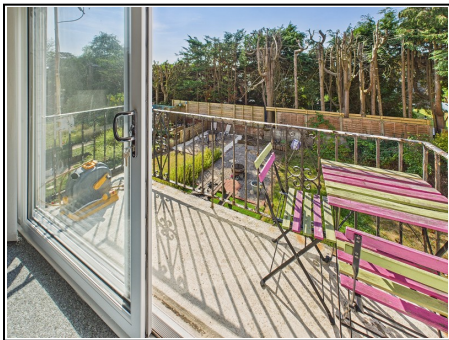
Bedroom 1

An excellent size double bedroom with large PVC window overlooking the front gardens, carpeted floor, bright decoration, radiator, light fitting.



Lounge/Dining Room

A generously proportioned main living room with space for lounge suite and dining table if desired. Brightly decorated, carpeted floor, radiator and pendant light fitting. Sliding patio doors lead out onto the balcony sitting area.



Balcony

A private balcony seating area overlooking the rear gardens. Metal balustrade.



Kitchen and breakfast room

A modern and sizeable kitchen are with breakfast bar, good range of wall and base units, gas hob, oven below, extractor over, space for washing machine and fridge/freezer, laminate tiled floor, part tiled walls, ceiling light, wall mounted Baxi central heating boiler, PVC window overlooking the rear gardens, door to rear lobby. with staircase and onto rear gardens.



Rear Lobby

Communal stairway leading down to rear gardens.



Rear Garden

Lengthy and dedicated rear garden laid mainly to lawn.



Garage

Single garage located in a block of the same a short walk away from the communal entrance. Black Up and over garage door.

Lease / Charges

To be confirmed by vendor. We believe there are 72 years remaining on the current lease.

Ground Rent - £300 per annum

Service Charge & Building Insurance - £250 per annum

Agents Opinion

This is a very well proportioned first floor 2 bed apartment with balcony overlooking the rear gardens. The property is within a short walk of the Llanishen Fach shops and local parkland and offers sizeable accommodation and exceptional value for money for the area. Must be viewed.

Services

Mains electricity, mains water, mains gas, mains drainage

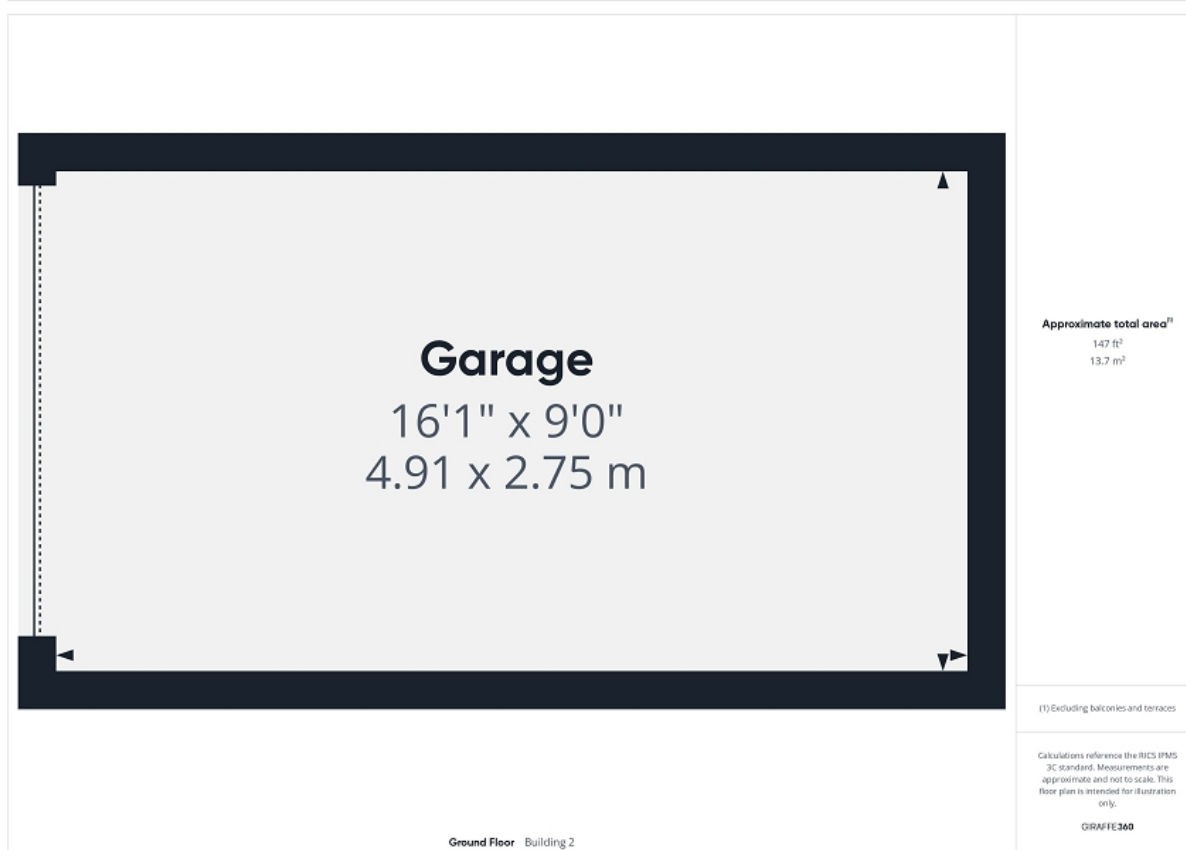
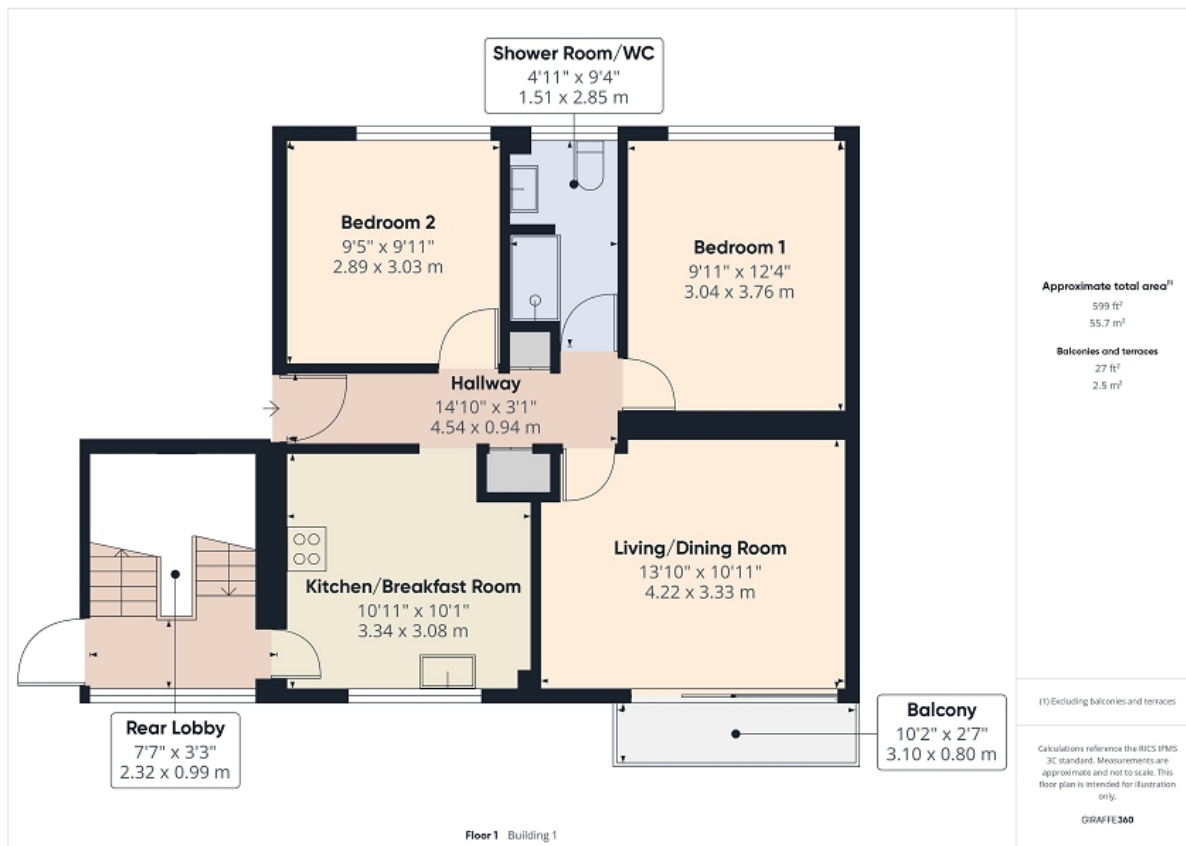
EPC Rating:72

Tenure

We are informed that the tenure is Not Specified

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	72	76	(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.