



Edwards & Co
property sales & lettings

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**Heol Hendre
Cardiff
CF14**

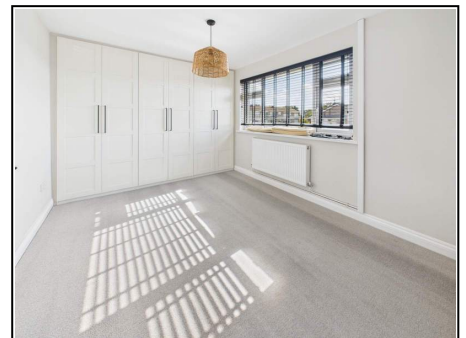
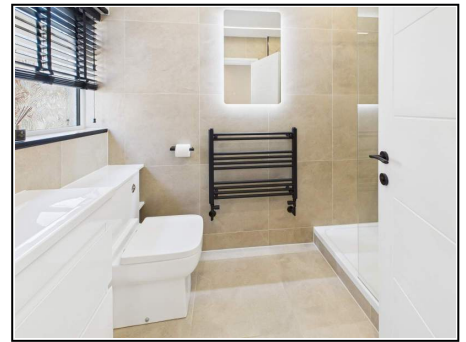
Guide price £150,000



- CALL TO VIEW THIS PROPERTY TODAY - VACANT POSSESSION
- Fabulous and fully refurbished 2 double bed maisonette in Rhiwbina
- Superb and stylish fully fitted kitchen with appliances
- Elegant shower room/wc
- Excellent size lounge/dining room with feature fireplace
- 2 very well-proportioned double bedrooms
- Brand new carpets throughout
- Cash buyers only - approx. 36 years remaining on lease
- Speak to us regarding lease extension options
- MUST BE VIEWED TO FULLY APPRECIATE

Ref: PRA53714

Viewing Instructions: Strictly By Appointment Only



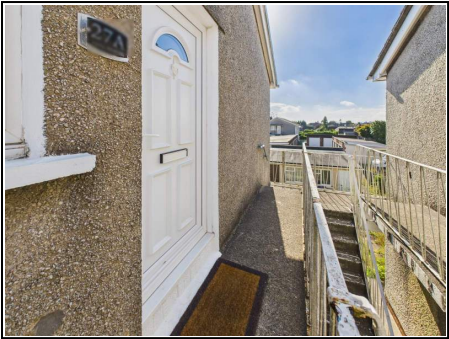
General Description

Spacious and incredibly stylish 2 double bedroom, fully refurbished, first floor maisonette in Rhiwbina Edwards and Co are delighted to offer for sale this immaculately presented property on Heol Hendre. The property benefits from having had a very recent and comprehensive internal make-over, that includes a re-wire, new heating system, boiler and radiators, and and offers spacious first floor accommodation together with gardens and garage. Located within only a short distance from both Rhiwbina Village and LLanishen Fach shopping centres and all local amenities, this property really must be viewed to be fully appreciated.



Front Garden

We are informed that this piece of garden is allocated/owned by this property and we are awaiting confirmation of this. We believe the paved area is allocated to the ground floor property.



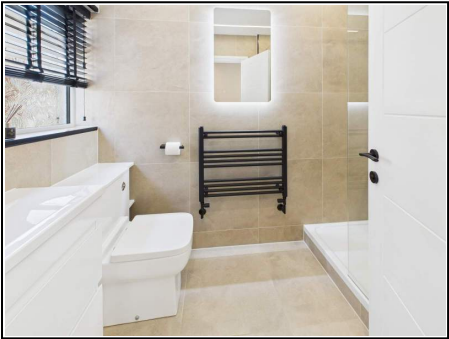
External landing

Steps and hand rail lead up from the communal access below. A metal balustrade and hand rail lead to the modern PVC front entrance door with outside light. A second door lead off the landing into the kitchen.



Entrance Hallway

This welcoming entrance hallway features a clean, neutral colour palette, enhancing the sense of space and light. The flooring is carpeted, providing a warm and inviting atmosphere as you enter. Doors lead off to all rooms, loft hatch and storage cupboard.



Shower Room/Wc

The modern shower room/wc features a combination of neutral tones and contemporary design elements. The walls are clad in stylish ceramic tiles that contribute to an elegant and spacious feel. Natural light filters in through a window with sleek black blinds, enhancing the ambiance. A well- integrated shower area is present, and the layout is designed for functionality, providing ease of movement. The overall design is both stylish and practical, creating a welcoming environment. The room is finished to a high standard, reflecting modern aesthetics and comfort.



Kitchen

The spacious and modern kitchen features a clean and contemporary design, with ample counter space finished in a light, neutral colour. The cabinetry is sleek and offers plenty of storage options. Natural light pours in through the windows, creating a bright and welcoming atmosphere. The layout maximises functionality, providing an efficient work area for cooking and preparation. The kitchen benefits from a neutral tiled floor, ensuring easy maintenance and a cohesive aesthetic. The overall design embraces both style and practicality, making it an ideal space for culinary activities. Integrated dishwasher, fridge and freezer, washing machine and tumble drier, electric hob and extractor. Door to external landing.



Kitchen dishwasher

Integrated dishwasher.



Kitchen fridge and freezer

Separate integrated fridge and freezer.



Lounge/Dining Room

This well-lit living space features a neutral colour palette and a spacious layout, enhancing the feeling of openness. Large windows allow ample natural light to fill the room, providing a pleasant atmosphere. The flooring is covered with a carpet, contributing to a warm and inviting environment. The room is designed to maximise comfort and versatility, making it suitable for various uses. The overall aesthetics offer a contemporary and modern feel.



Lounge Area

As described.



Dining Area

As described.



Bedroom 1

This spacious double bedroom features ample natural light, with large windows that have horizontal blinds. The flooring is carpeted, and the walls are finished with a neutral colour palette, creating a bright and airy atmosphere. A significant element of the room is the built-in storage, offering convenient space for organisation.



Bedroom 2

This well-proportioned double bedroom features large windows that allow ample natural light to illuminate the space. The walls are adorned in a neutral colour, contributing to a bright and airy atmosphere. The flooring is carpeted with a soft texture, enhancing comfort. This versatile area can be adapted for various uses, making it ideal for relaxation or work.



Rear Garden

Predominantly paved and allocated rear garden with pathway leading to semi-detached single garage.



Garage

Brick built single garage with modern up and over garage door. Rear access door onto rear garden.

Lease/Charges

We are informed that there are approximately 36 years remaining on the current lease. A ground rent of £12 per annum is payable. No service charge payable. This will need to be confirmed prior to any sale.

Agents Opinion

This truly is a transformational refurbishment of a spacious and enviably located property in Rhiwbina. The property is now vacant and offers a beautiful and incredibly stylish kitchen and shower room/wc, 2 excellent size double bedrooms and a superb lounge/dining room with views towards The Wenallt and Caerphilly mountains. An absolute gem of a property and one not to be missed. Speak to us also about the mechanics of extending the current lease.

Disclaimer

Disclaimer - These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

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 | | | (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.