



Edwards & Co
property sales & lettings

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**Tasker Square
Llanishen
Cardiff
CF14**

Guide price £145,000



- Stylish and spacious 1 double bedroom apartment in Llanishen
- Superb open-plan kitchen/living/dining area
- Excellent size double bedroom
- Modern bathroom
- Very well presented throughout
- Communal parking area
- Conveniently located for all local amenities
- Leasehold
- Ideal first time buy/investment
- NOT TO BE MISSED



Ref: PRA53724

Viewing Instructions: Strictly By Appointment Only

General Description

Modern and spacious 1 double bedroom apartment with open-plan kitchen/living area and stylish bathroom Edwards and Co are delighted to offer for sale another fabulous apartment in this conveniently located apartment block. The property offers spacious accommodation with easy access to all local amenities and City centre road and rail links. Must be viewed to be fully appreciated.



Communal Hallway

Bright and inviting communal hallway providing access to apartment.



Inner Hall

Welcoming and brightly decorated inner hallway providing access to all rooms.



Kitchen

Modern and open plan kitchen with a good range of floor and base units and space for washing machine and dishwasher. Open plan to living area.



Living Area

Spacious open plan living/dining area, opening to kitchen. Bright, modern decor with painted walls and carpeted floors.



Bedroom

An excellent size double bedroom with modern decor, carpeted floor and space for storage.



Bathroom

Sizeable and stylish bathroom with modern 3 piece suite with shower over bath. Towel rail radiator.



Parking

Communal parking area to front and side of property plus on road parking.

Lease / Charges

Agents Opinion

This really is a very neat and tidy and enviably located property with easy access for both road and rail links with Cardiff City centre. The apartment will make an ideal first time buy or rental investment. Must be viewed to be fully appreciated.

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

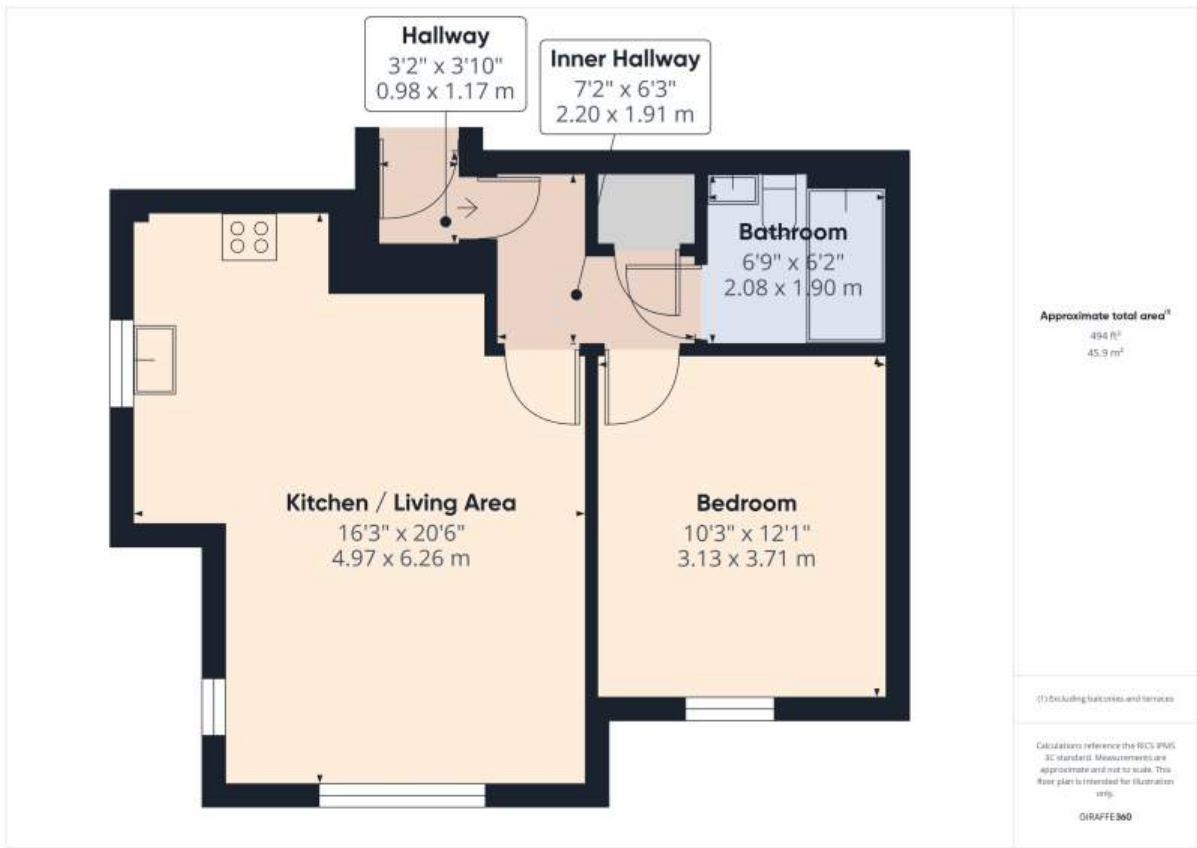
EPC Rating:76

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	76	78
(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.