

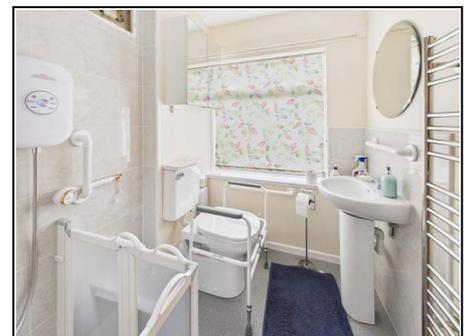


Edwards & Co
property sales & lettings

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**Philip Close
Cardiff
CF14**

Guide Price £169,950



- Very spacious 2 double bedroom second floor apartment
- Excellent size kitchen/dining area
- Large living room
- 2 well proportioned double bedrooms
- Shower room/wc with easy access cubicle
- Well maintained and presented throughout
- Sizeable communal gardens and parking area
- Garage in back to rear
- Ideally located for all local amenities
- Lengthy lease (tbc) Ideal first time buy or investment

Ref: PRA53773

Viewing Instructions: Strictly By Appointment Only

General Description

Ideally located and very spacious 2 double bed apartment with garage in Rhiwbina Edwards and Co are delighted to offer for sale this very well presented second floor apartment in Phillip Close. The property offers spacious internal accommodation together with tended communal gardens, parking and garage. NOT TO BE MISSED.



Communal Gardens

Sizeable and well-tended communal gardens to front of property.



Communal Entrance

PVC and glazed main access door to building.



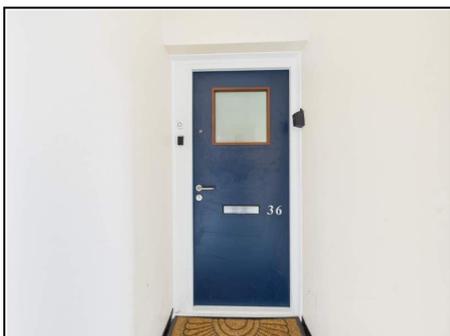
Communal Entrance Hall

Bright and well maintained communal entrance hall with stairs leading up to upper floors.



Second Floor Landing

Carpeted second floor landing area providing access to property.



Entrance to property

Hardwood and glazed front entrance door leading into entrance hallway.



Entrance Hallway

Brightly decorated and welcoming entrance hallway providing access to all rooms.



Living Room

An excellent size main living room with large windows overlooking the surrounding gardens. Carpeted flooring, textured ceiling and bright decor. Adequate space for dining table if so desired.



Kitchen/Dining Area

A very good size fitted kitchen with chopping block work surfaces and space for dining or breakfasting table. Large window, laminate flooring and bright decor.



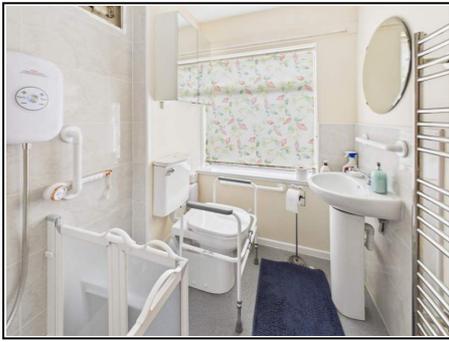
Bedroom 1

This spacious bedroom features ample natural light flowing through large windows, creating a bright and inviting atmosphere. The room is designed with neutral wall colours that contribute to a calm and relaxing environment. The flooring is finished with a warm wood effect, enhancing the overall aesthetic appeal.



Bedroom 2

Another excellent size double bedroom with plenty of natural light. Laminate flooring and brightly decorated. Large window.



Shower Room/Wc

This shower room features a practical layout designed for easy-accessibility. The space includes a window that allows natural light, enhancing the overall brightness of the room. The walls are tiled, contributing to a clean and modern aesthetic. The flooring is durable and easy to maintain, ensuring convenience.



Garage

Single garage in block to rear with up and over garage door off communal parking area.

Lease/Charges

We are awaiting confirmation of exact lease details however we understand there was a substantial 999 year lease from the 1970's. To be verified prior to sale. We understand there is an approximate yearly service charge of £100, again this will be verified.

Agents Opinion

This is a very attractively priced and ideally located second floor apartment in a very well maintained block of similar properties. The property is within level walking to local parkland and an array of local shops and amenities. This is certainly one that 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

Tenure

We are informed that the tenure is Leasehold



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		
(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	

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.