

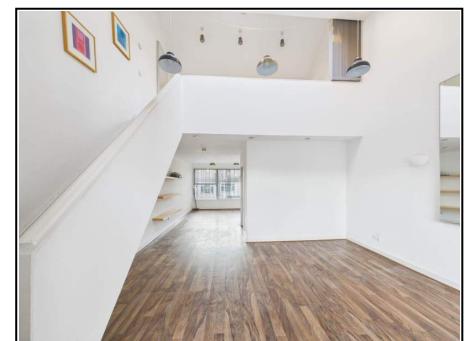


Heol Y Deri
Cardiff
CF14

Guide price £237,500



- Exceptionally well-located 1 double bedroom duplex apartment
- Envious Rhiwbina Village location
- Fabulous open-plan kitchen and dining room
- Modern open-plan lounge area opening to terrace
- Spacious mezzanine double bedroom with Velux's
- Modern ground floor bathroom/wc
- Brightly decorated throughout
- Barrier controlled private parking to rear
- Lengthy lease of approx. 102 years remaining (tbc)
- Ideal first time buy or down-sizer



Ref: PRA53774

Viewing Instructions: Strictly By Appointment Only

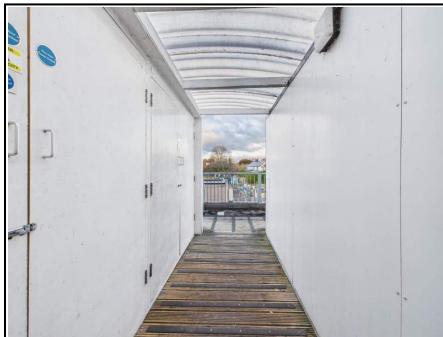
General Description

Exceptionally well-located duplex-style one double bedroom apartment in Rhiwbina Village Edwards and Co are delighted to offer for sale this spacious and modern property located on the popular Rhiwbina high street. The apartment boasts spacious first floor living accommodation with large kitchen/dining room, lounge and bathroom together with stairs to the spacious mezzanine bedroom. Outside is a communal entrance way, barrier controlled parking area and private decked terrace. The property must be seen internally to be fully appreciated.



Communal Entrance Hall

Intercom controlled entrance door off Heol y Deri high street, post boxes, carpeted stairs to first floor landing.



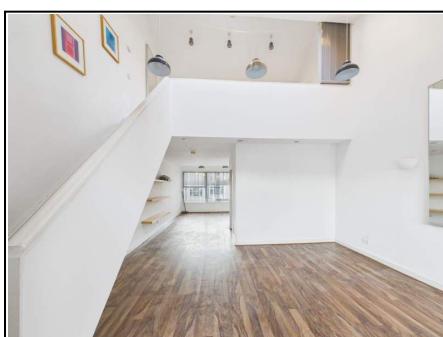
Communal First Floor Landing

Communal landing leading to external walkway, overlooking parking area, to individual properties.



Decked Terrace

Private decked terrace outdoor seating area with gate access from walkway. Private entrance doorway to property and patio door access to principal reception area.



Principal Reception Room

Spacious and open plan principal lounge area with patio doors opening to terrace. Open-plan to kitchen and dining room. Wood laminate flooring and bright modern decor.

Kitchen/Dining Room

Very stylish and open plan fully fitted kitchen with fitted appliances opening to dining area. Wall-to-wall windows overlooking Rhiwbina Village centre. Wood laminate flooring and bright decor.



Kitchen

As described.



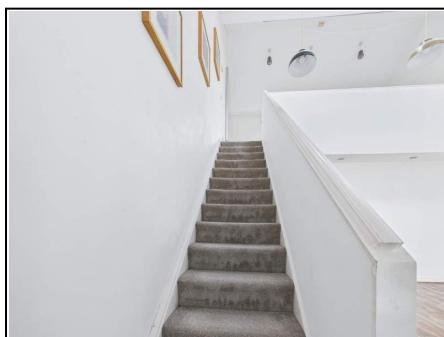
Bathroom

Conveniently located between the living and dining area is the modern and spacious bathroom with panelled bath/shower, back to wall w/c with concealed cistern and wall mounted wash hand basin. Large wall mirror and extractor unit.



Staircase to first floor

Open plan carpeted staircase to first floor with solid balustrade and hand rail.



Bedroom

Superb and very spacious mezzanine bedroom area overlooking the principal reception area with Velux roof windows. Ample space for large bed and bedroom furniture. Neighbouring properties have divided this bedroom area into 2 separate spaces and partitioned off the open-plan element. Carpeted flooring and brightly decorated walls and ceiling.





Parking Area

Barrier controlled parking are to rear of property accessed off service road between Coffi Lab and Tenovus charity shop.

Lease / Charges

We are informed by the vendor that there are approximately 102 years remaining on the current lease.
(125 years from December 2002)

We are informed by the vendor that there is a ground rent of approximately £50.00 per annum.

We are informed by the vendor that there is a service charge which is 4 quarterly payment of roughly £440.

To be confirmed prior to sale.

Agents Opinion

This really is an exceptionally well-located property offering very spacious and modern duplex-style accommodation in the very heart of Rhiwbina Village. The property further benefits from having private, barrier controlled parking to the rear and a private decked terrace. Not to be missed.

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

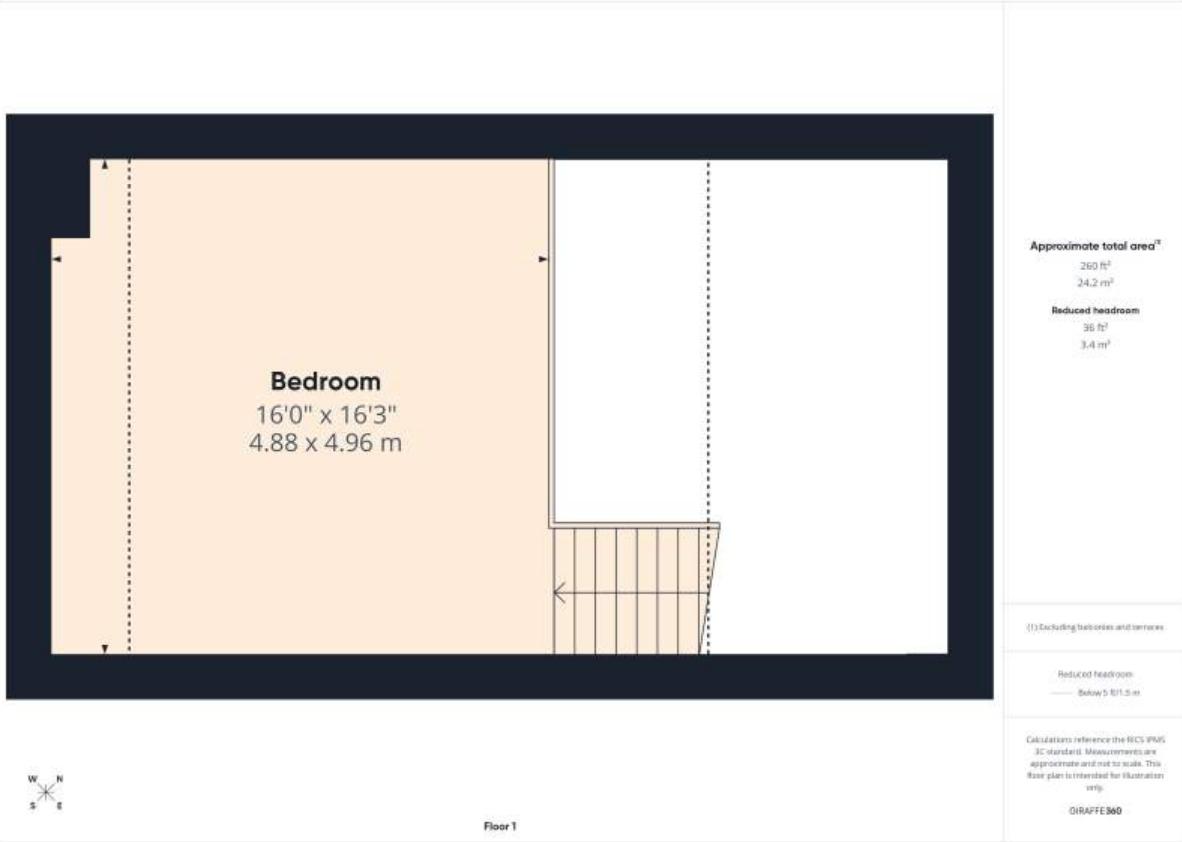
Mains Electric, Mains Drainage, Mains Water

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.