



**Edwards & Co**  
property sales & lettings

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Alfreda Court  
Kingsland Road  
Whitchurch  
Cardiff  
CF14

Guide Price £265,000



- Enviably located 2 double bed upper floor flat in Whitchurch
- Superb principal reception Room + dining Room + balcony
- Well maintained throughout
- Garage to front of property with driveway + communal gardens
- First class Welsh and English school catchments area
- Ideal for first time buyers
- Lease length of approx 936 Years
- Close to local amenities and Village centre
- Road and rail links into City Centre and beyond
- **MUST BE VIEWED TO BE FULLY APPRECIATED**

Ref: PRA53787

## Viewing Instructions: Strictly By Appointment Only

### General Description

\*Enviably located and spacious 2 double bedroom flat with off road parking and balcony\* Edwards & Co are delighted to offer for sale this well maintained upper floor flat. The property offers a large reception room, well presented kitchen, and benefits from and a garage and driveway. The property is located within a easy access of both Whitchurch and Llandaff North Village centres and is in a brilliant catchment area for both primary and secondary schools. Furthermore the property is well positioned to transport links in and out of Cardiff Centre to include the A470 and Llandaff Railway. Early viewing recommended.

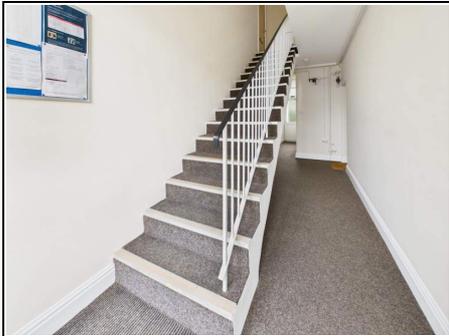
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### Communal Entrance

The property has a ground-level entrance allowing natural light while maintaining privacy. There is also a secure intercom system for visitor access, enhancing convenience and security.

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### Communal Hallway

This property features a well-maintained staircase leading to the upper levels.

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### Second Floor Landing

Landing with entrance to property.

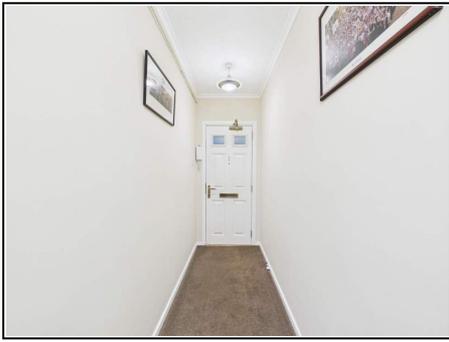
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### Entrance to property

A well-maintained entrance door to the property.

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## Entrance Hallway

An entrance hallway that offers a modern and inviting entrance to the property.

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## Principal Reception Room

A spacious principal reception room features a neutral colour scheme complemented by natural light flowing through the windows. The layout offers ample space for relaxation and entertainment. There is a doorway to the balcony.

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## Principal Reception Room Second Angle

As described.

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## Balcony

The property features a balcony space that provides an outdoor area for relaxation. The balcony is accessible from the main living area and offers a pleasant view.

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## Dining Room

This delightful dining room boasts ample natural light, thanks to a large window that enhances the space's openness.

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## Kitchen

The kitchen features a spacious and functional layout. Ample counter space is available for various culinary activities, making it suitable for both everyday cooking and entertaining.



## Kitchen Second Angle

As described.



## Inner hallway

Inner Hallway leading to Bathroom and bedroom with storage to the side.



## Bedroom 1

Here we have a well-proportioned double bedroom features ample natural light, provided by a large window.



## Bedroom 2

This spacious double bedroom features large windows that allow ample natural light to fill the room. The flooring is carpeted, contributing to a warm and comfortable environment. There is built in wardrobes to the side, measurement up to fitted wardrobe which are 22 inches deep.



## Bathroom

The bathroom includes a WC, wash hand basin and bath with shower head. It is well-proportioned, with ample room for movement. The flooring consists of grey tiles, complementing the overall colour scheme and offering durability.

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## Communal Garden

The building benefits from an outdoor space featuring a generous lawn area, edged with well-maintained hedges and shrubs. The pathway provides convenient access along the side of the property, leading towards the expansive garden.

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## Front

As described.

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## Garage & Driveway

The flat benefits from a garage to the fore of the property.

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## Lease/Charges

Lease length - 936 years.  
Service Charge - £139 Per Month.  
Peppercorn ground rent.

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## Agents Opinion

This is a very enviably located property close to all local amenities and transport links. The property boasts a spacious living area while also benefiting from a garage and driveway to the fore of the property. The property is ideal for first time buyers and downsizers being well maintained. Viewings are strongly recommended.

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## 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.

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## 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.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

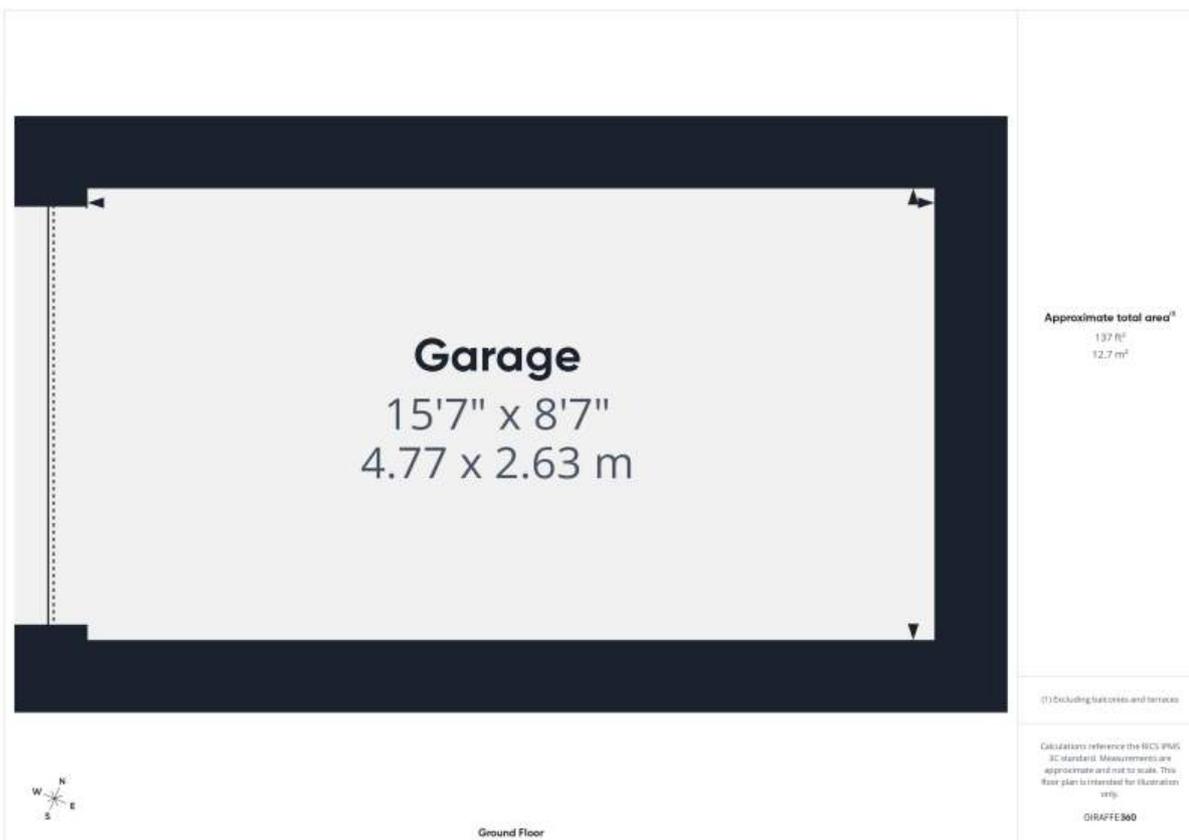
## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Band D

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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.