



**Edwards & Co**  
property sales & lettings

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**Heol Llanishen Fach  
Rhiwbina  
Cardiff  
CF14**

**Guide Price £130,000**



- Spacious first floor 2 double bedroom maisonette
- Potential to modernise
- Sizeable kitchen and lounge/diner
- Communal Off-Road parking and garage
- Garage to side of property
- Short distance from all local amenities and Rhiwbina Village centre
- Allocated garden plot
- 32 year current lease length + potential to extend
- Ideal first time buy with extended lease
- EARLY VIEWINGS ADVISED!



**Ref: PRA53792**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

\*Spacious 2 double bedroom first floor maisonette in prime location in Rhiwbina with potential to modernise\* Edwards & Co are delighted to offer for sale this much loved property in this highly sought after location. The property benefits from a first class catchment area for both Welsh and English primary schools and is a short distance from Rhiwbina village centre which accommodates for all local amenities. The property benefits from off-road parking and a garage. The property will require modernisation and is offered for sale with 32 years approximately remaining on the current lease with the potential to extend for an additional fee prior to completion No onward chain. EARLY VIEWINGS ADVISED.

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## Front & Entrance

The property benefits from ample off-road parking and a detached garage, providing additional storage or parking options.

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## Communal Entrance Porch

A spacious communal entrance porch with ample lighting.

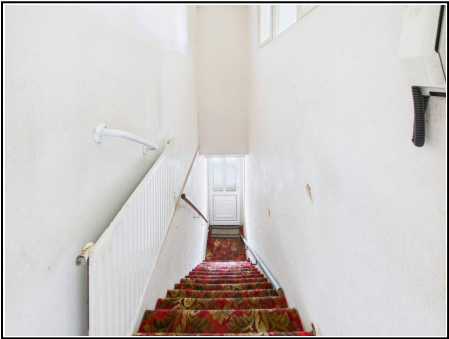
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## Entrance to property

As described.

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## Entrance Hallway

Private stairs leading up to the first floor property.

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## Hallway

Hallway with doors leading to the first floor accommodation, living/dining room, bedrooms, bathroom and kitchen. There is also a useful storage cupboard.



## Living Room

A very spacious living room with ample natural light flooding through the large window to the side. Feature fireplace, which serves as a central feature, contributing to the room's charm.



## Kitchen

This kitchen features a spacious layout with ample cabinetry, providing plenty of storage options. The countertops are designed for functionality, and the room is illuminated by natural light from a large window, offering a pleasant view.



## Bedroom 1

A spacious double bedroom featuring a large window which allows for ample natural light. There is built-in wardrobe storage with multiple doors, providing convenient space for clothing and belongings.



## Bedroom 2

Bedroom 2 provides for a double bed and has a large window providing natural light into the room. There is a built in wardrobe providing storage.



## Bathroom

This bathroom features a neutral tiled design, enhancing the sense of space and cleanliness. The layout includes a bath, a toilet, and a wash hand basin set in a vanity unit. Natural light is provided through a window which also helps ventilation.

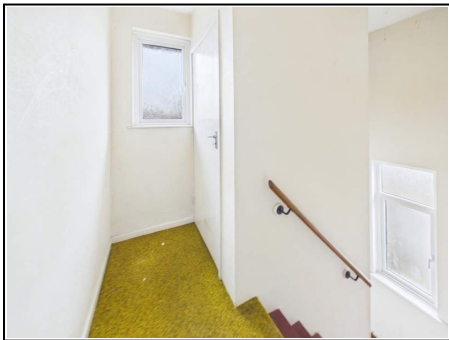
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## Rear entrance

A useful private rear entrance to the property approached through the garden gate from the communal parking area.

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## Rear entrance hallway

The rear entrance hallway provides for a useful storage cupboard and accesses the kitchen.

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## Garage

A garage is approached from the communal parking area. The garage provides for a useful storage option.

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## Garden

A pleasant garden plot allocated to the flat.

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## Lease/Charges

Lease Length: 32 Years remaining.

Ground Rent: £12.50 p/a.

Building Insurance: £289 p/a.

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## Agents Opinion

This is an excellent opportunity to acquire and modernise a very well located first floor property in Rhiwbina. The property is offered with a short lease of 32 years however an arrangement can be made with the Ground Landlord to add an additional 90 year statutory lease extension to the existing lease remaining and this would therefore allow for the property to be mortgaged. Please ask for further details.

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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

EPC Rating:72

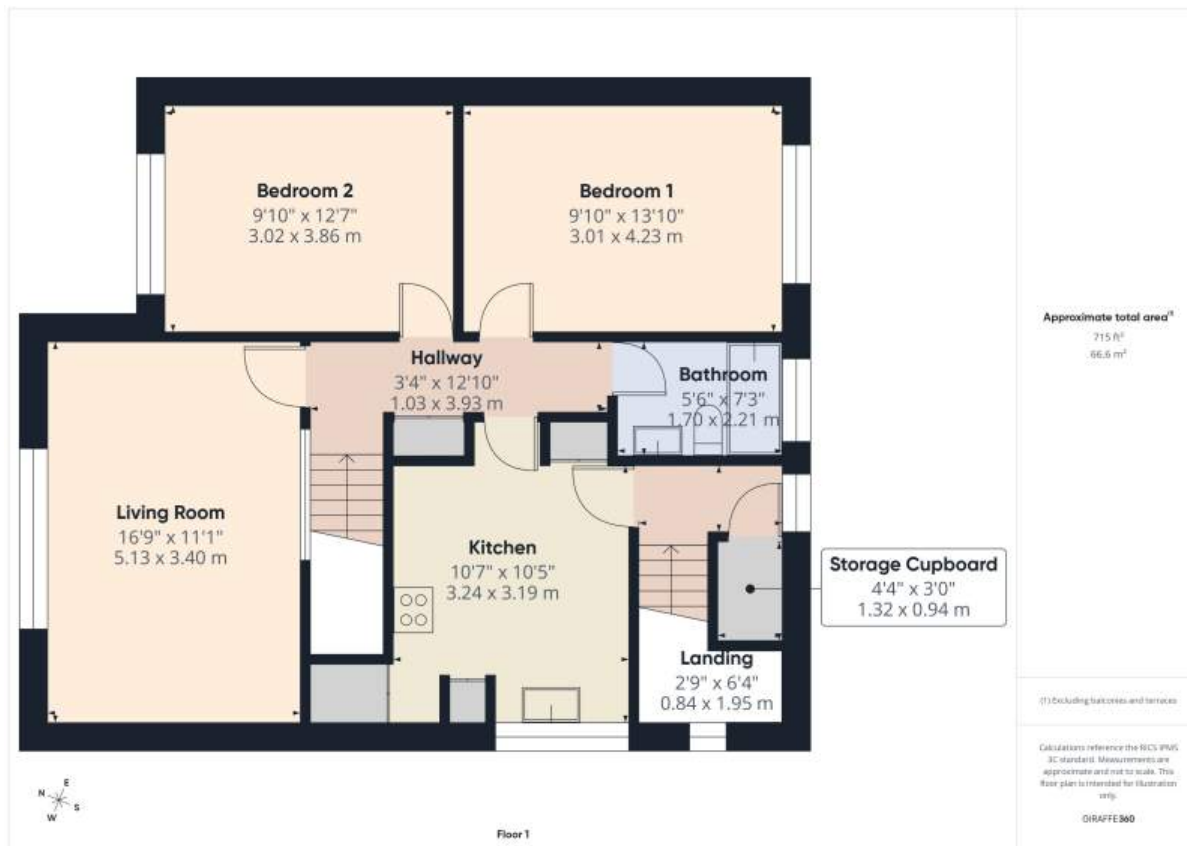
## Tenure

We are informed that the tenure is Leasehold


## Council Tax

Band C

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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>	72	76
(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.