



**Edwards & Co**  
property sales & lettings

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Heol Y Felin  
Rhiwbina  
Cardiff  
CF14

Guide Price - £20,000 - £25,000



- In close proximity to Rhiwbina Village centre
- End garage on a block
- Freehold property - no charges
- Viewing by appointment only

Ref: PRA53856

Viewing Instructions: Strictly By Appointment Only

## General Description

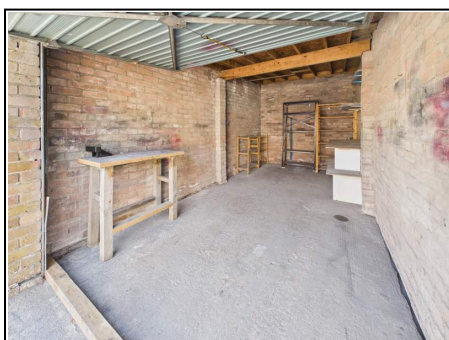
Edwards & Co are pleased to offer for sale this freehold single garage situated at the end of a block of garages a short distance from the heart of Rhiwbina Village.

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Front

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Garage

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Additional Picture

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## Services

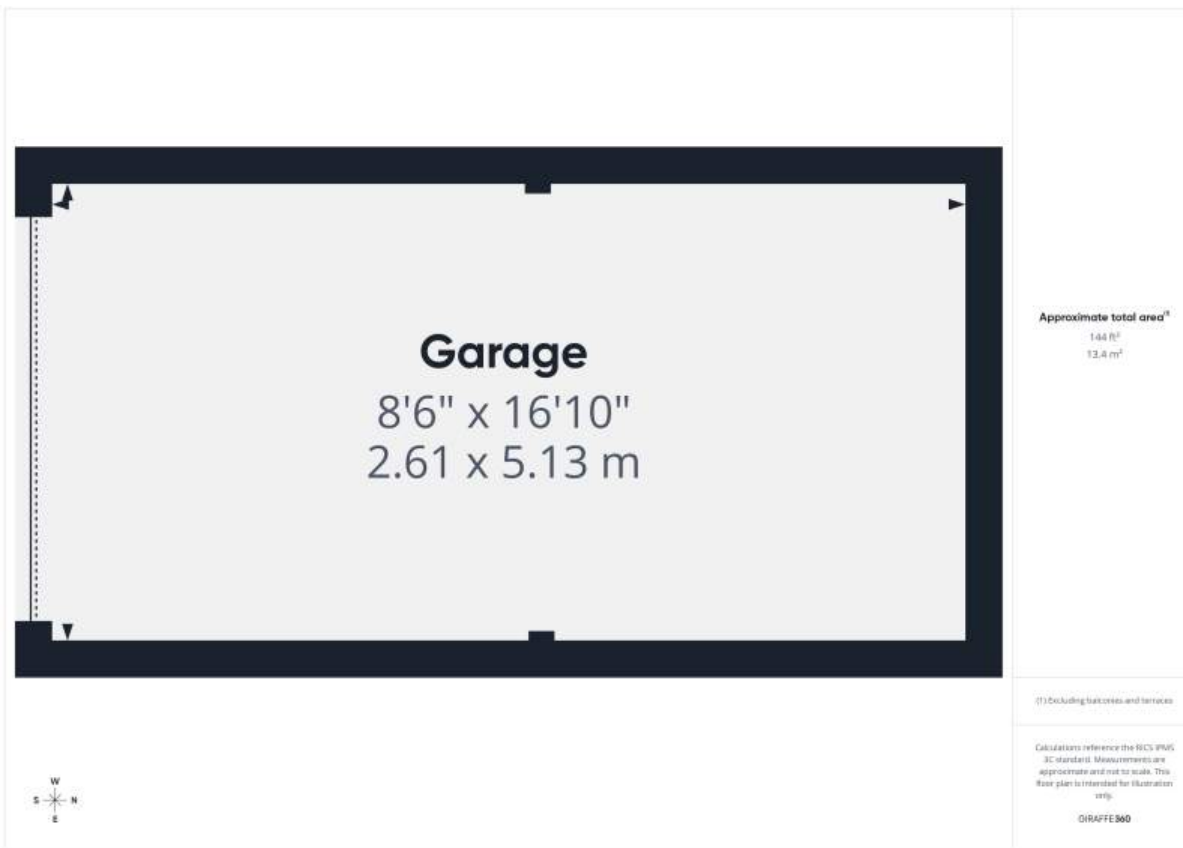
### Tenure

We are informed that the tenure is Freehold


### Council Tax

Band Not Specified

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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.