



Edwards & Co
property sales & lettings

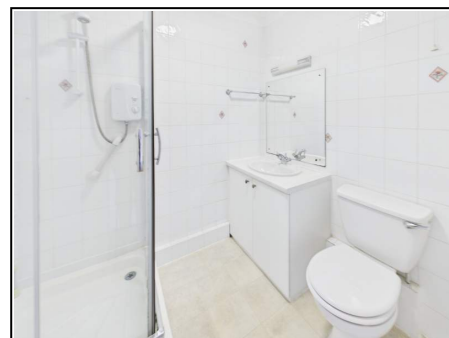
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Heol Hir
Llanishen
Cardiff
CF14

Guide Price £72,500



- Well presented 1 double bedroom first floor 'retirement' apartment
- In close proximity to the heart of Llanishen Village
- Well maintained kitchen
- Sizeable lounge/dining room
- Large double bedroom
- Well presented shower room/WC
- Communal lounge and gardens
- Reasonable rates and charges
- Warden managed / Lift access
- EARLY VIEWINGS ADVISED!



Ref: PRA53863

Viewing Instructions: Strictly By Appointment Only

General Description

A ideally located and well-maintained 1 double bedroom first floor retirement home in Llanishen Village Edwards and Co are delighted to offer for sale this pleasant 1 bed apartment in the popular Homelong House in the sought after village of Llanishen. Homelong house offers pleasant communal garden and living areas and additionally the building is warden managed. The property is in close proximity to all amenities that the village has to offer, it really must be viewed to be fully appreciated.



Front Entrance

A maintained hallway leading to a well presented wooden door that opens to the property.



Entrance to property

Front door leading to the property.



Hallway

An entrance hall that leads to the Shower room, Bedroom and Lounge/dining room. There is a convenient storage cupboard and a useful alarm system.



Hallway Second Angle

As depicted.



Reception Room

This room provides for a sizeable living/dining room. There is a large window to the front aspect which provides for a pleasant outlook. The room is open plan leading to the kitchen.



Reception Room 1

As depicted.



Kitchen

A well maintained kitchen with a obscured window to the side. There is worktop space with ample base and eye level units providing for storage. Additionally there is a single bowl sink drainer unit and a electric hob and oven.



Kitchen Second Angle

As depicted.



Bedroom

The bedroom provides for a sizeable double bedroom with a large window to the front aspect. Additionally, there is a radiator and useful built in wardrobe to the side providing for storage options.



Shower Room

This well presented shower room comprises of a WC, wash hand basin with mixer tap set in a vanity unit and shower cubicle with shower unit.

Lease/Charges

Lease length: 59 Years.

Ground rent: 219 every 6 months.

Service charges: The vendors have disclosed that the fee is approximately £,1500 every 6 months.

Agents Opinion

This first floor flat is extremely well-located a short walk away from Llanishen. The 'retirement' property offers spacious 1 bedroom accommodation in a very 'sociable' warden managed complex. The building has the benefits of off-road parking, communal areas, a guest bedroom and a lift. Truly not one 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

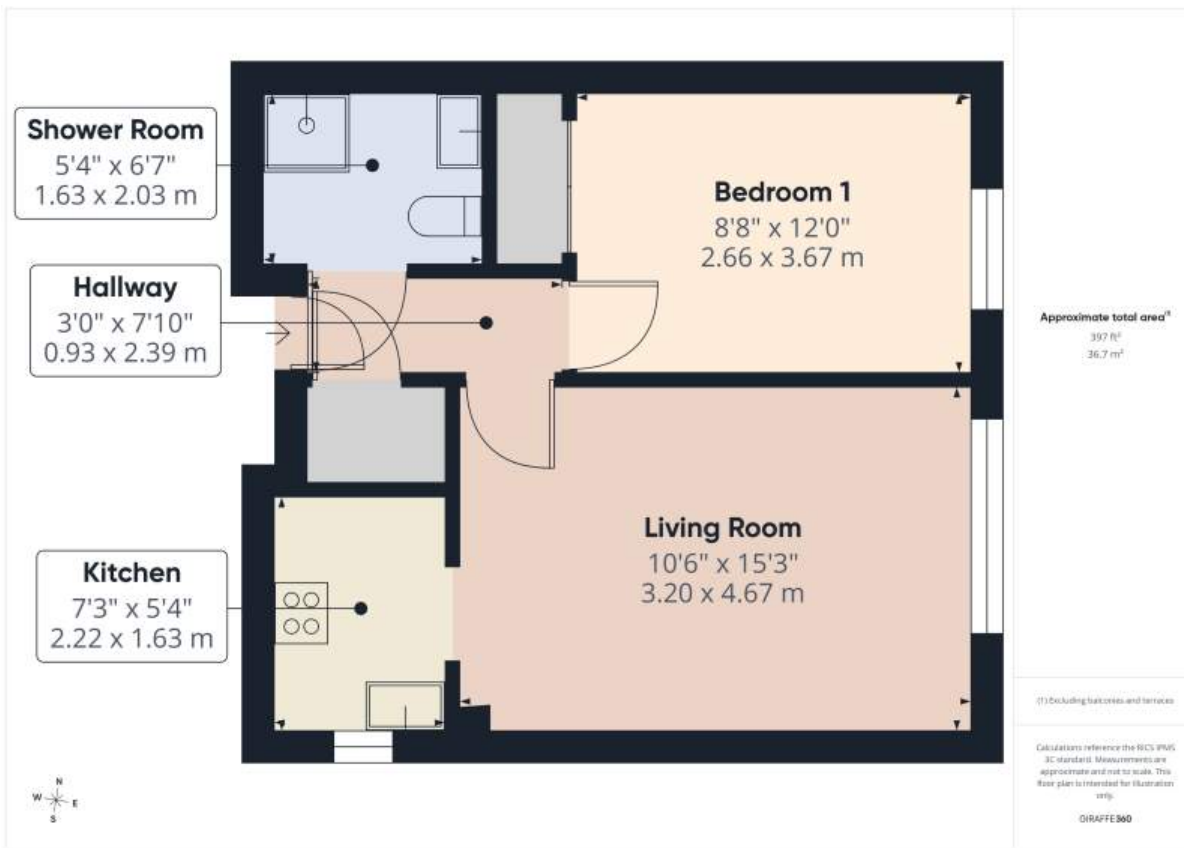
EPC Rating:70

Tenure


We are informed that the tenure is Leasehold

Council Tax

Band C



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	70	76
(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.