



Edwards & Co
property sales & lettings

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Heol Briwnant
Rhiwbina
Cardiff
CF14

O.I.R.O £225,000



- Well presented 2 bedroom first floor maisonette
- Very well proportioned living room
- Stylish and fully fitted kitchen
- 2 sizeable double bedrooms
- Modern family bathroom
- Sizeable front and rear gardens
- Close to all local amenities on Heol Llanishen Fach + Rhiwbina
- First class Welsh and English school catchments
- PROPERTY SOLD WITH EXTENDED LEASE
- MUST BE VIEWED



Ref: PRA53929

Viewing Instructions: Strictly By Appointment Only

General Description

Offers in the region of £225,000 - A well presented 2 bedroom first floor maisonette in Rhiwbina Edwards & Co are delighted to offer for sale this modern and well presented first floor property in a sought after residential area. The property is in close proximity to all the wonderful local amenities that Llanishen Fach and Rhiwbina provide. Furthermore the A470, City Centre and M4 is a short distance away leading in and out of Cardiff city centre. The property benefits from a first class Welsh and English catchment area and will be ideal for first time buyer or down sizer. The property will be sold with an additional 90 year statutory lease extension and a peppercorn ground rent. EARLY VIEWINGS ARE ADVISED.



Front & Entrance

Property accessed from path to side alongside front garden with gate to rear garden.



Front Garden

Well maintained front garden laid to lawn.



Entrance To Property

Stairs leading to the property.



Entrance Porch

Spacious entrance porch with double glazed window overlooking surrounding area. Doors to kitchen and hallway.



Entrance Porch second angle

As depicted.



Hallway

Spacious hallway with doors leading to living room, bedrooms, bathroom and kitchen. There is a useful storage cupboard and there is carpeted flooring.



Hallway Second Angle

As depicted.



Kitchen

Well presented modern kitchen with tiled flooring. Door to entrance hallway, storage cupboard and window to front aspect.



Kitchen Second Angle

Ample base and eye level units providing for storage with great worktop space. Double oven, single bowl sink drainer unit with mixer tap. Space and drainage for washing machine and dryer. Gas hob.



Living Room

Very well proportioned living room with large window overlooking the front aspect, carpeted flooring and ample space for dining furniture.



Living Room Second Angle

As depicted.



Bedroom 1

Bedroom 1 provides for a sizeable double bedroom with a large window to the rear aspect. There are fitted wardrobes providing for storage and there is carpeted flooring.



Bedroom 1 Second Angle

As depicted.



Bedroom 2

Bedroom 2 provides for a further sizeable double bedroom with ample space for a bedroom and storage options. There is a sizeable window to the rear aspect and carpeted flooring.



Bathroom

Modern family bathroom with 3 piece suite. W/c, wash hand basin with mixer tap set in a vanity unit and bath with shower over. Partly tiled and partly painted walls. Window with obscured glazing to side aspect. Towel rail radiator.



Rear Garden

Well presented and landscaped rear garden with separate patio area and lawned area. Clearly defined fenced boundaries.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.



Patio Sitting Area

Well presented paved patio area.



Garden Shed/Storage

Well maintained garden shed with outside light. The shed benefits from electricity.

Garage

The property benefits from it's own garage.

Lease/Charges

The property will be sold with a statutory lease extension and a peppercorn ground rent.

Agents Opinion

This first floor maisonette is truly in great condition and move in ready with a modern kitchen and bathroom, additionally there are 2 sizeable double bedroom and a spacious living room. There is a large rear garden which benefits from a paved patio sitting area and is also partly laid to lawn. The property has a first class school catchment area and is only a short distance from the wonderful local amenities that Llanishen Fach and Rhiwbina Village have to offer.

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.

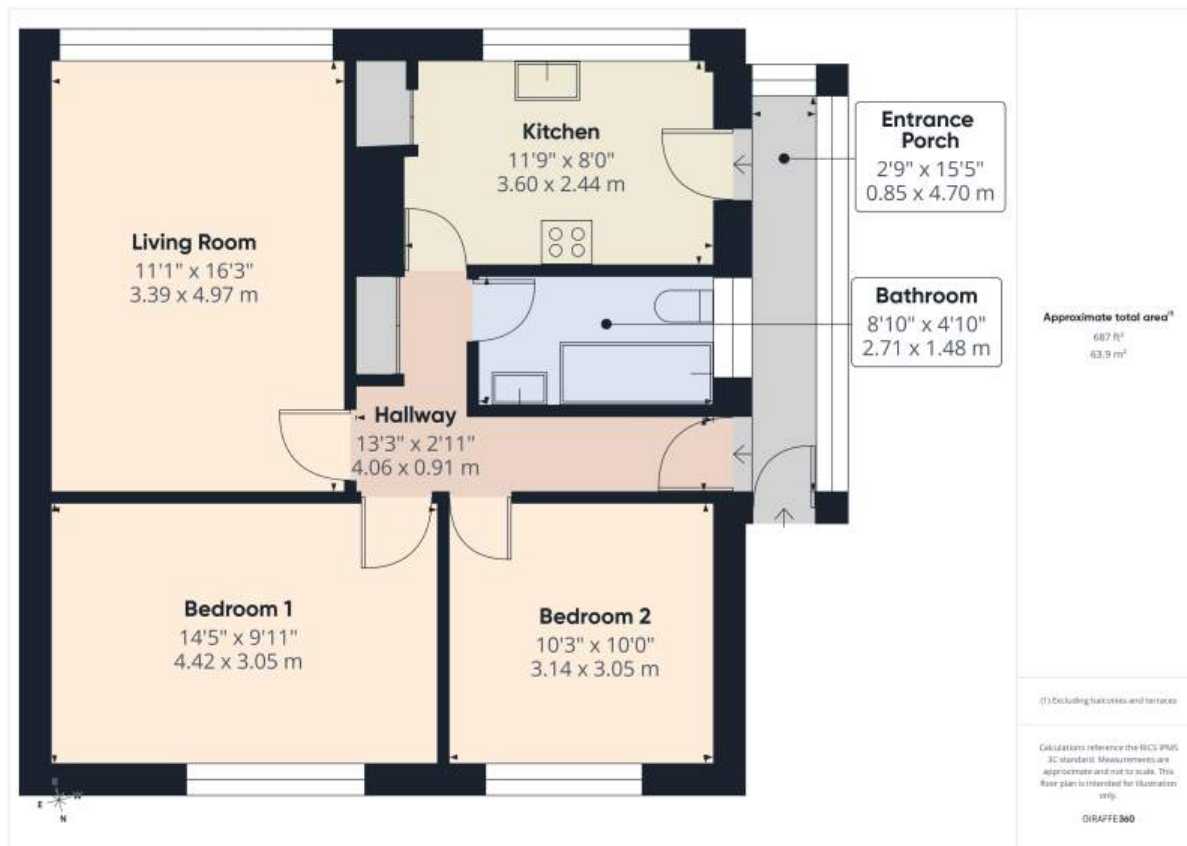
Services

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.