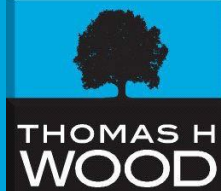




34 Cwrt Y Deri, Heol Y Felin

Rhiwbina, Cardiff, CF14 6JB



Asking Price Of £130,000

2 Bedrooms



Situated within the popular and well maintained retirement complex of Cwrt Deri in Rhiwbina, close to the parade of shops and cafés of Heol Llanishen Fach. This two bedroom second floor apartment has been well looked after by the current owners and is offered for sale for the first time in 10 years. Tastefully decorated throughout and presented for sale in excellent condition. The property briefly comprises; entrance hallway with storage cupboard, lounge, kitchen, shower room and two bedrooms. The complex benefits from an onsite House Manager, communal laundry, guest suite, a friendly community, communal gardens and parking for both residents and guests. It is a condition of purchase that residents be over the age of 55 years.

COMMUNAL ENTRANCE

Enter the complex via the secure front door. Key and fob access for residence and Intercom system for use of guests. The foyer has a lift to all floors. The Laundry room, House managers office and guest suite can also be found on the ground floor.

ENTRANCE HALL

3'3" x 19'9" (0.99m x 6.02m) Carpeted hallway with access into all rooms. Storage cupboard. Intercom phone as well as call point for assistance.

LOUNGE

9'8" x 13'8" (2.95m x 4.17m) With carpeted floor, papered walls, textured ceiling, double glazed window with fitted blind, radiator and door to;

KITCHEN

6'7" x 9'2" (2.01m x 2.79m) A selection of base and wall mounted units with contrasting worksurfaces over. Lino tile flooring, inset sink with drainer, metro brick tiled splashback, double glazed window, fitted roller blind, Integrated oven with hob, extractor over. Two storage cupboards. One housing the water tank.



BATHROOM

6'9" x 5'8" (2.06m x 1.73m) A three piece white bathroom suite comprising of a WC, wash handbasin vanity unit, double shower cubide with electric Mira shower. Lino tile flooring, painted walls, textured ceiling, chrome towel radiator and partially tiled walls.

MASTER BEDROOM

14'0" x 9'2" (4.27m x 2.79m) A double bedroom with carpeted floor, papered walls, textured ceiling with coving, double glazed window with fitted blinds and radiator.

BEDROOM TWO

14'0" x 6'8" (4.27m x 2.03m) A good size single bedroom with carpeted floor, papered walls, textured ceiling with coving, double glazed window with fitted blinds and radiator.

OUTSIDE

Maintained communal gardens

Parking

There is on site residents and visitor car parking available.

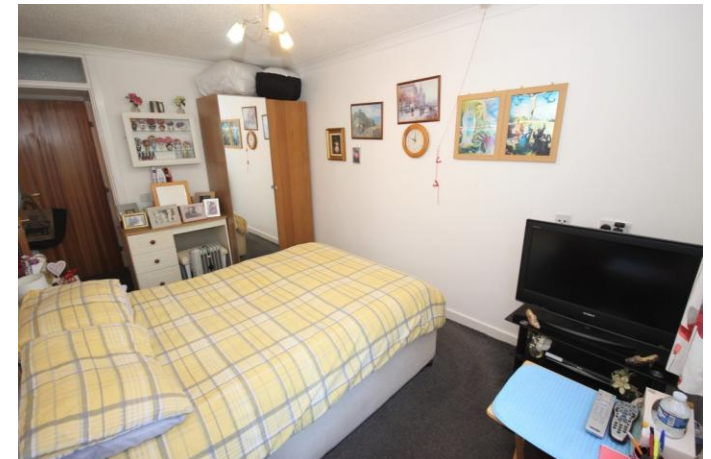
TENURE

Leasehold – 964 years remaining
Service Charge 3865.40 per annum.
Ground Rent TBC

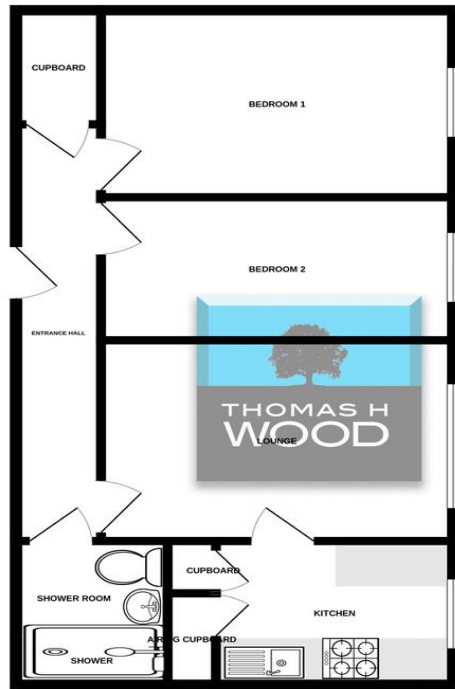
COUNCIL TAX

Band D

EPC – Energy rating C



GROUND FLOOR
51.5 sq.m. (554 sq.ft.) approx.



2 BEDROOM TOP FLOOR

TOTAL FLOOR AREA : 51.5 sq.m. (554 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements