

Crofts Davies & Co

Sales, Lettings & Management.

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Davies
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10 FELIN WEN, RHIWBINA, CARDIFF. CF14 6NW

Modern Easily Maintained Two Bedroom First Floor Maisonette situated in a quiet cul-de-ac position just off Heol y Felin, itself just off Beulah Road. Rhiwbina Garden Village with its shops, banks and other facilities is a few minutes walk and there is ample recreational space off Felin Road with a stream and grassed area. Cardiff City Centre is approximately four miles and can be accessed by bus from Beulah Road or rail from Rhiwbina station at nearby Pen y Dre.

The property is part of a two storey, purpose built, block of ten, this being the last one in the cul-de-sac. It has the benefit of gas central heating via a Worcester combination boiler together with upvc double glazing. Recently decorated, re-carpeted and well proportioned the flat briefly comprises: Ground Floor Hall, First Floor Landing, Large Lounge / Dining Room, Fitted kitchen with appliances, Two Bedrooms and good size Shower Room with a recently installed walk in shower cabinet. Ample parking to exterior.

**MODERN EASILY MAINTAINED
TWO BEDROOM MAISONETTE**

VIEWING BY APPOINTMENT-NO CHAIN

**PRICE GUIDE: £179,950
(To Include New Statutory Lease)**

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

HALL: Double glazed upvc front door and side screen, stairs to first floor, radiator, staircase to first floor, coat rack, coving & ceiling light.

LANDING: Built in cupboard with wall mounted gas combination Worcester boiler to serve heating & hot water, coving, ceiling light fitting and access hatch to loft hatch.

MAIN LOUNGE: (12' x 14'7" Dining Area: 11'9" x 7'5") Double glazed upvc Windows to front & rear with radiators under each, curtain poles above and fitted vertical blinds, two ceiling lights.

KITCHEN: (12' x 6'4") Double glazed Upvc window to rear with fitted roller blind, Range of fitted units comprising, cupboards, drawers and work surfaces with inset tiling, built-in one and half bowl sink unit, fitted four ring hob with extractor fan over and oven under, fitted dishwasher, washing machine, fridge & freezer. Part wall tiling, one radiator, coving and ceiling light.

FRONT BEDROOM ONE: (12' x 9'9") Double glazed Upvc window to front with curtain poles above, fitted vertical blinds, radiator under, ceiling light .

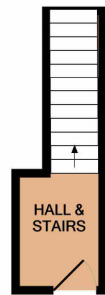
REAR BEDROOM TWO: (11'5" x 8'0") Double glazed Upvc window to rear, fitted vertical blinds and radiator under, coving, pendant light.

BATHROOM: (8'3" x 5'0") Double glazed Upvc tilt & turn window to rear. Suite in white comprising: walk in shower cabinet with mains shower, wash hand basin, low flush close coupled w.c. part wall tiling, laminated panelling to shower, one radiator, wall mounted mirror, ceiling light.

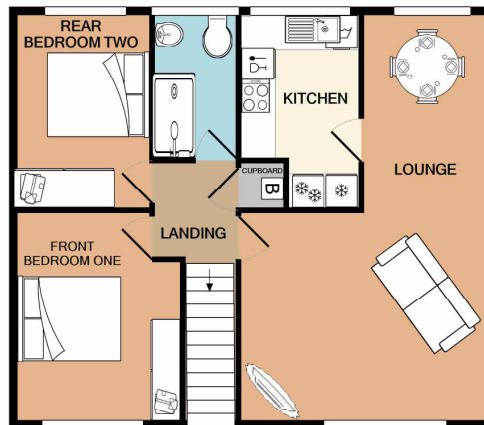
TENURE: *We understand the tenure to be a new Statutory Lease for 90 years from the completion date of sale, although you should have this checked by your own legal adviser. NB: There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.*

VIEWING: *By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.*

Web-site: *Details of this and other properties can be found on our website: www.croftsanddavies.co.uk*



GROUND FLOOR
APPROX. FLOOR
AREA 64 SQ.FT.
(6.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 656 SQ.FT.
(61.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (66.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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