

Heol Y Felin

Rhiwbina, Cardiff CF14 6JB



- EPC - C
- Retirement Flat

- First Floor
- Lift Access

- Walking distance to amenities

A great opportunity to purchase a one bedroom apartment in the popular retirement complex of Cwrt Deri in Rhiwbina for the over 55's. Within walking distance of shops at Heol Llanishen Fach and Rhiwbina Village this is a great location with easy access to public transport nearby.

Accommodation briefly comprises of: Communal entrance with lift access to the first floor, entrance hall, lounge / diner, kitchen, bedroom, and shower room. This very sought after property also comes with visitors parking, well maintained communal gardens and visitor accommodation.

Communal Entrance

Communal hallway with lifts to all floors.

Entrance Hallway

Lift to the first floor, communal hallway into flat. Entrance hall with radiator, large storage cupboard. Doors to:

Lounge / Diner 9'9 x 13'10 (2.97m x 4.22m)

Double glazed window to the rear, radiator, coving to the ceiling, door to the kitchen.

Kitchen 6'9 x 9'3 (2.06m x 2.82m)

Double glazed window to the rear, a range of wall and base units with work tops over. Stainless Steel sink, space for appliances, vinyl flooring, radiator. Airing cupboard with hot water tank. Recess cupboard with space for fridge, lower mounted 'Baxi' boiler.

Bedroom 9'9 x 13'11 (2.97m x 4.24m)

Double glazed window to the rear, radiator.

Shower Room 5'7 max x 6'9 (1.70m max x 2.06m)

Shower cubicle with electric shower, wash hand basin, WC, radiator, extractor fan. Half tiled walls, light and shaver point.

Facilities

Visiting house manager and alarm service, communal laundry, guest suite and gardens.

Outside

Landscaped communal gardens, outdoor seating area, bin store, residents/ visitors parking.

NB

Carpets have been removed. A deferred service charge of 1% becomes payable on the



sale of the flat. This is calculated at 1% of the purchase price times the number of years of ownership. You should seek further information regarding this via your solicitor.

Tenure

We are advised that this property is LEASEHOLD.

Service charge is approximately £230 pcm.