

141 Heol Lewis

Rhiwbina, Cardiff CF14 6QE

Price Guide £160,000

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An excellent opportunity to purchase a two double bedroom top floor apartment, situated in a very prominent position within close proximity to the popular village of Rhiwbina, Cardiff. This property would also make an excellent rental opportunity.
The accommodation briefly comprises; entrance hall, living/dining room, kitchen, two double bedrooms and bathroom. Garage, parking space and garden to the side.

The property benefits from an excellent location and is within close proximity to Rhiwbina Village and Whitchurch Golf Club. And also in the catchment area for the highly regarded Rhiwbina Primary and Whitchurch High School. Rhiwbina train station is a short walk away which provide easy links into the city centre. The property is within a short drive of the City Centre and the M4 corridor.

The potential rental income for this property would be £950pcm. There is also an Extended Lease of 124 years on a Peppercorn Rent upon completion.

Viewing is highly recommended.

Accommodation

Entrance Hallway
The property is entered via UPVC front door into entrance hall. Carpeted flooring. Pendant ceiling light. One storage cupboard. Telephone Intercom. Doorways into kitchen and living room. Radiator.

Kitchen/Dining 12'9 x 9'8 (3.89m x 2.95m)
Fitted kitchen with a range of wall and base units with worksurface and tiled splashbacks. Features include; sink and drainer, standalone oven with four gas ring. Washing machine and fridge/freezer. Vinyl flooring. Ceiling strip lights. UPVC double glazed windows to rear. Storage cupboard and housing the boiler. Space for dining table.

Living Room 17'7 x11'5 (5.36m x3.48m)
Spacious living room with carpeted flooring. UPVC double glazed window to the front. Radiator. Decretive fireplace. Wall lights.

Bedroom One 11'8 x 11'5 (3.56m x 3.48m)
A good sized double bedroom with UPVC double window to front elevation. Pendant ceiling light. Built-in wardrobe. Fitted carpet. Radiator.

Bedroom Two 12'4 x 10'4 (3.76m x 3.15m)
A good sized double second bedroom with UPVC double window to side elevation. Pendant ceiling light. Fitted carpet. Radiator.

Bathroom 8'4 x 6'8 (2.54m x 2.03m)
Three piece suite in white comprising bath with electric shower over. Low level WC and wash hand basin. Tiled walls. Vinyl flooring. UPVC obscure double glazing to rear. Pendant light. Radiator.

Outside
Private garden, parking space and garage.

Services
Mains connected electricity, gas, water and drainage.

Leasehold Information
Ground rent of £18.00 per annum. Property will be sold with a lease of 125 years.



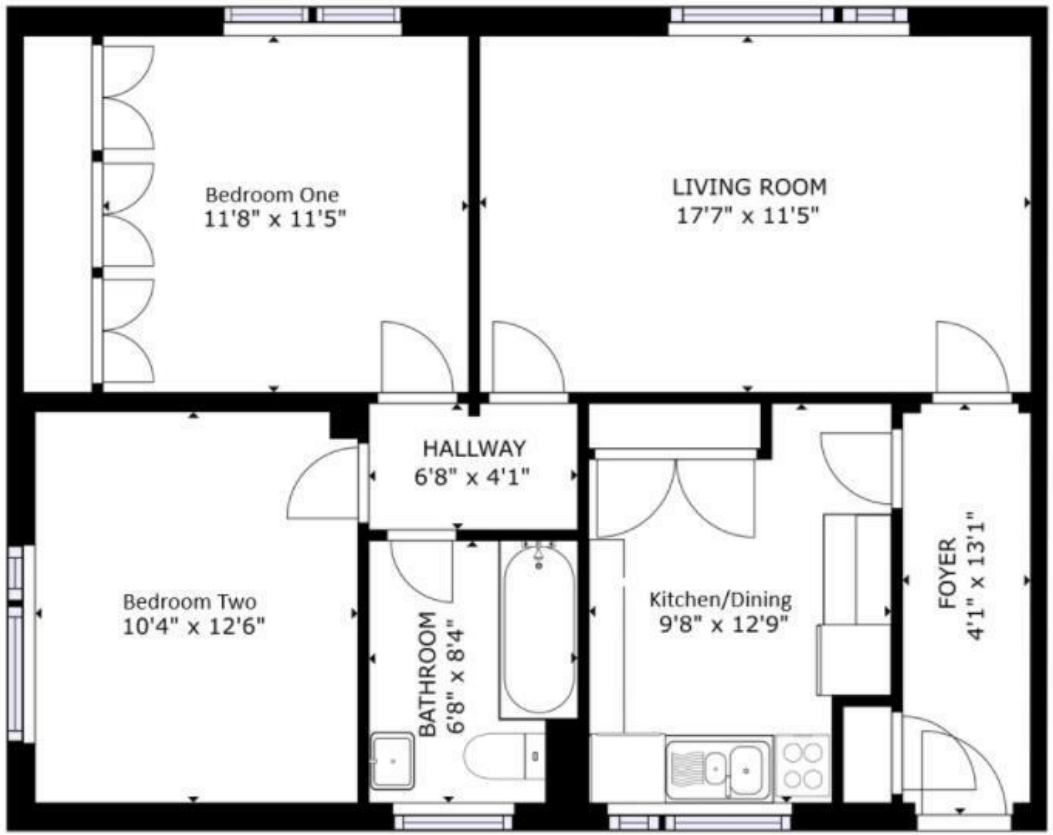












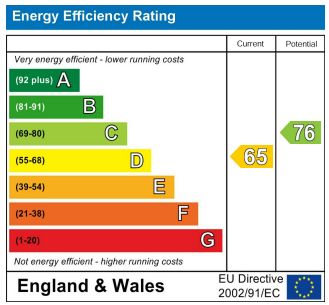
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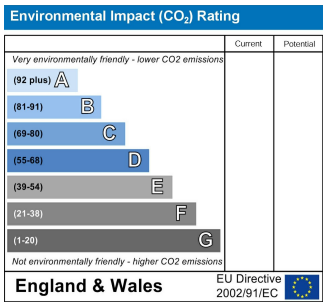
GROSS INTERNAL AREA
FLOOR 1: 810 sq ft
TOTAL: 810 sq ft

Matterport









HARRIS & BIRT

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