

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COED EDEYRN
LLANEDYRN



OPEN PLAN KITCHEN

GROUND FLOOR BEDROOM

SHOWER ROOM

DINING AREA

REAR PORCH

LOUNGE

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARDEN

Access to front, and side garden, accessed to Garden room

GARDEN ROOM

SHED

Accessed from the garden

REAR GARDEN

Landscaped garden with patio, access from road, and double gates offering off road parking

COUNCIL TAX

Band C

SCHOOL CATCHMENT

Llanedeyrn Primary School

Llanishen High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

Subject to change and availability

TENURE

Freehold - To be confirmed by your legal advisor





COED EDEYRN

LLANEDEYRN, CF23 9JT - £300,000



4 Bedroom(s)



2 Bathroom(s)



1267.00 sq ft

We are delighted to offer for sale this highly improved and extended end-of-terrace home, finished with a stylish contemporary interior and thoughtfully designed for modern family living.

The ground floor features a bright open-plan kitchen/living space with a sleek fitted kitchen, ample room for seating and dining, a separate lounge, utility room, shower room, and an additional ground floor bedroom, perfect for guests or multi-generational living. Upstairs, a light-filled landing leads to three generously sized bedrooms and a modern family bathroom.

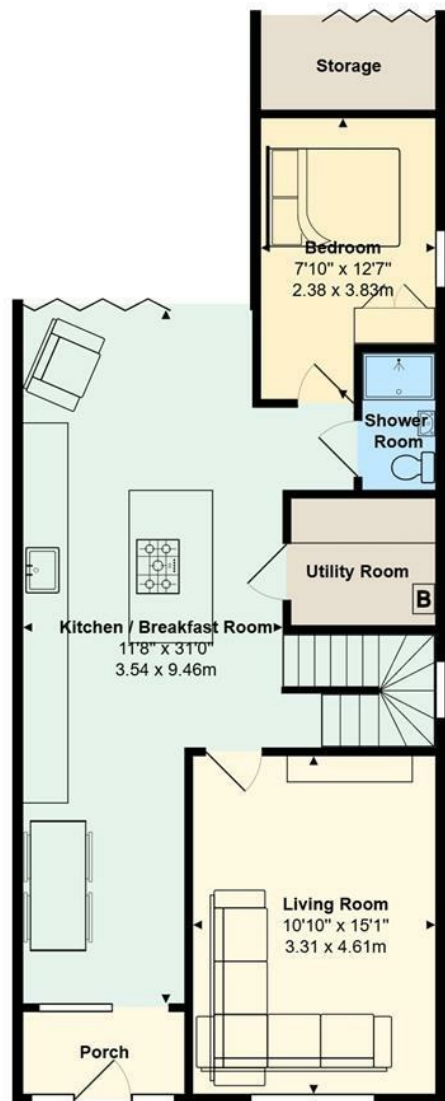
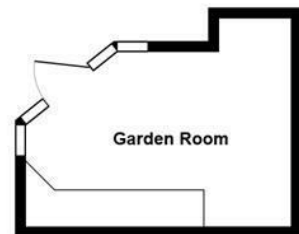
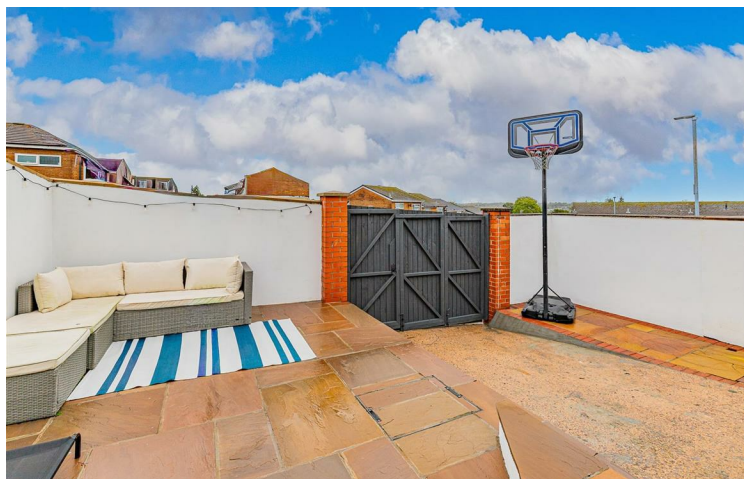
Externally, the property benefits from low-maintenance gardens to the front, side, and rear, with double gates providing off-road parking. A versatile garden room offers endless possibilities, ideal as a home office, gym, or games room. Tucked away in a quiet cul-de-sac close to local schools and parks, making this a superb family home in a sought-after location.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
Ramzy@jeffreygross.co.uk
02920 499680
Branch manager

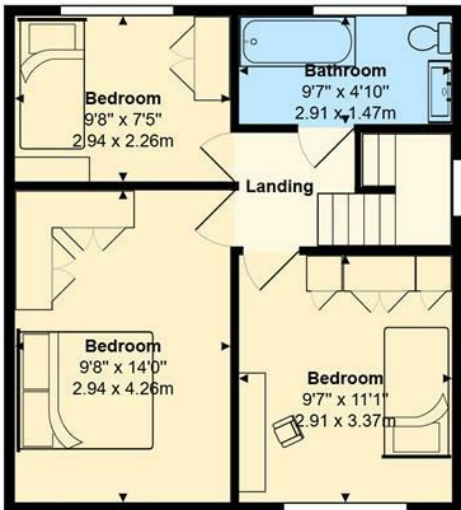




Coed Ederyn

Total Area: 1267 ft² ... 117.7 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC