

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

SPRINGWOOD  
LLANEDYRN







#### ENTRANCE HALLWAY

#### LIVING ROOM

4.06m x 3.56m (13'3" x 11'8")

#### DINING ROOM

3.45m x 2.8m (11'3" x 9'2")

#### KITCHEN

3.28m x 2.72m (10'9" x 8'11")

#### DOWNSTAIRS WC

#### TO THE FIRST FLOOR

#### BEDROOM ONE

4.06m x 3.25m (13'3" x 10'7")

#### BEDROOM TWO

3.38m x 3.02m widest (11'1" x 9'10" widest)

#### BEDROOM THREE

3.05m x 2.29m (10'0" x 7'6")

#### GARDEN

#### COUNCIL TAX

Band - D

#### TENURE

We are informed by our client that the proeprty is Freehold, this si to be confirmed by your legal advisor

#### PARKING

Allocated spaces to the rear

#### SCHOOL CATCHMENT

My English medium primary catchment area is Springwood Primary School (year 2024-25)

My English medium secondary catchment area is Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)









## SPRINGWOOD

LLANEDEYRN, CF23 6UA - £270,000

 3 Bedroom(s)  1 Bathroom(s)  882.32 sq ft

Nestled in the popular area of Springwood, Llanedeyrn, Cardiff, this immaculate terraced house presents an excellent opportunity for families and professionals alike. With three generously sized bedrooms, this property offers ample space for comfortable living. The modern kitchen is well-equipped, making it a delightful space for culinary enthusiasts, while the contemporary bathroom ensures convenience and style.

The two reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. The thoughtful layout of the home maximises natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the parking available to the rear, a valuable asset in this location. Springwood is known for its friendly community and convenient access to local amenities, schools, and transport links, making it an ideal place to call home.

This terraced house is not just a property; it is a perfect blend of comfort, modernity, and practicality, ready to welcome its new owners. Do not miss the chance to view this delightful home in a vibrant neighbourhood.

### PROPERTY SPECIALIST

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Director







Springwood, Llanedeyrn, Cardiff, CF23 6UA  
82m2 / 883sqft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	61	73
		EU Directive 2002/91/EC