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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Coed Edeyrn*

LLANEDEYRN



Comments by Mr Ramzy Bancroft

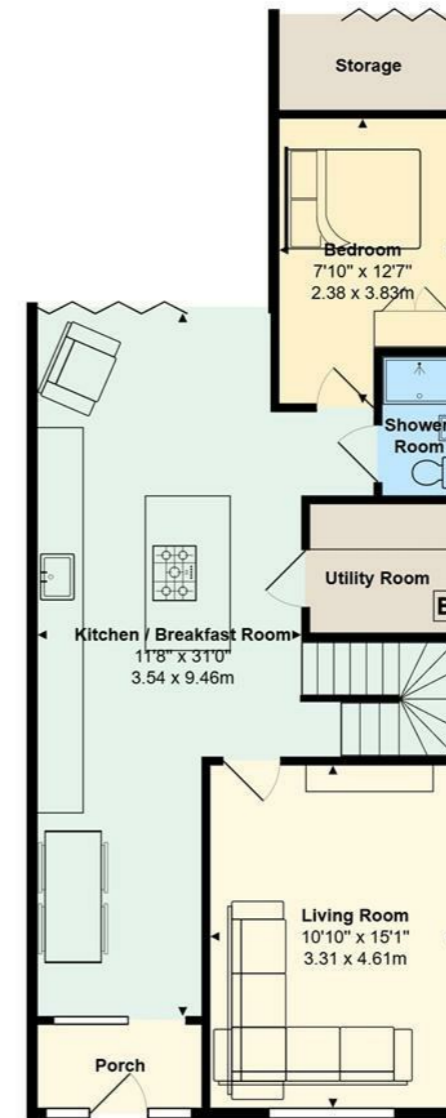
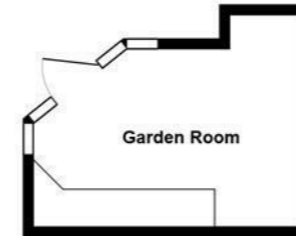


**Property Specialist**  
**Mr Ramzy Bancroft**  
 Branch manager

Ramzy@jeffreycross.co.uk

*One of the best houses we seen in Llanederyn. Beautifully modernised and extended, making it a super family home*

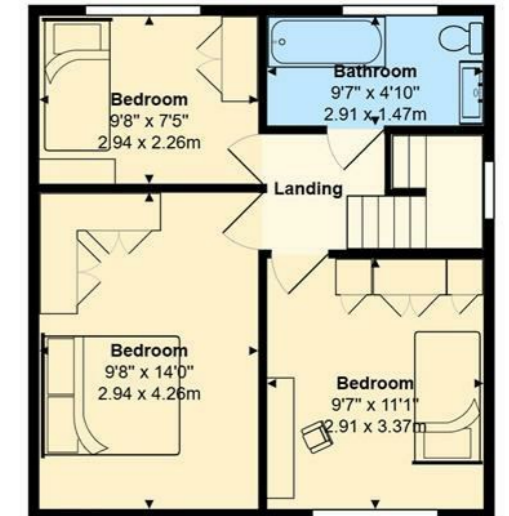
Comments by the Homeowner



### Coed Ederyn

Total Area: 1267 ft<sup>2</sup> ... 117.7 m<sup>2</sup>

All measurements are approximate and for display purposes only





# Coed Edeyrn

Llanedeyrn, Cardiff, CF23 9JT

Offers Over

£300,000



4 Bedroom(s)



2 Bathroom(s)



1267.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

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 is a superb family home in a sought-after location.



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<b>Open plan Kitchen</b>	<b>Garden room</b>
<b>Ground floor bedroom</b>	<b>Shed</b> Accessed from the garden
<b>Shower room</b>	<b>Rear garden</b> Landscaped garden with patio, access from road, and double gates offering off road parking
<b>Dining area</b>	<b>Council Tax</b> Band C
<b>Rear porch</b>	<b>School Catchment</b> Llanedeyrn Primary School Llanishen High School (year 2024-25)
<b>Lounge</b>	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)
<b>Landing</b>	Subject to change and availability
<b>Bedroom 1</b>	<b>Tenure</b> Freehold - To be confirmed by your legal advisor
<b>Bedroom 2</b>	
<b>Bedroom 3</b>	
<b>Bathroom</b>	
<b>Garden</b> Access to front, and side garden, accessed to Garden room	



