

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COED EDEYRN
LLANEDYRN



HALL

LOUNGE DINER

3.58m x 5.49m (11'9" x 18'0")

KITCHEN

BEDROOM 1

3.30m x 4.17m (10'10" x 13'8")

BEDROOM 2

2.84m x 4.17m (9'4" x 13'8")

BATHROOM

TENURE

Leasehold, but this is to be confirmed by your solicitor

Lease Expires 2171 & Management company is Woodville Management,

this is to be confirmed by your solicitor

GARAGE

SCHOOL CATCHMENT

Llanedeyrn Primary School (year 2024-25)

Llanishen High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

*subject to change & availability

SERVICE CHARGE

We have been informed the service charge is in the region of £45 per month, which includes Building insurance, ground rent, and cleaning/ maintenance of communal areas, but this is to be confirmed by your solicitor

GROUND RENT

We have been told by the seller, there is no ground rent, but this is to be confirmed by your solicitor

COUNCIL TAX

Band C





COED EDEYRN

LLANEDEYRN, CF23 9JU - £140,000



2 Bedroom(s)



1 Bathroom(s)



774.00 sq ft

NEW TO MARKET.

A well presented top floor two bedroom flat for sale. Offering a spacious hall with storage cupboards, two double bedrooms, bathroom, kitchen and large living space with extensive views over Cardiff & the Bristol Channel.

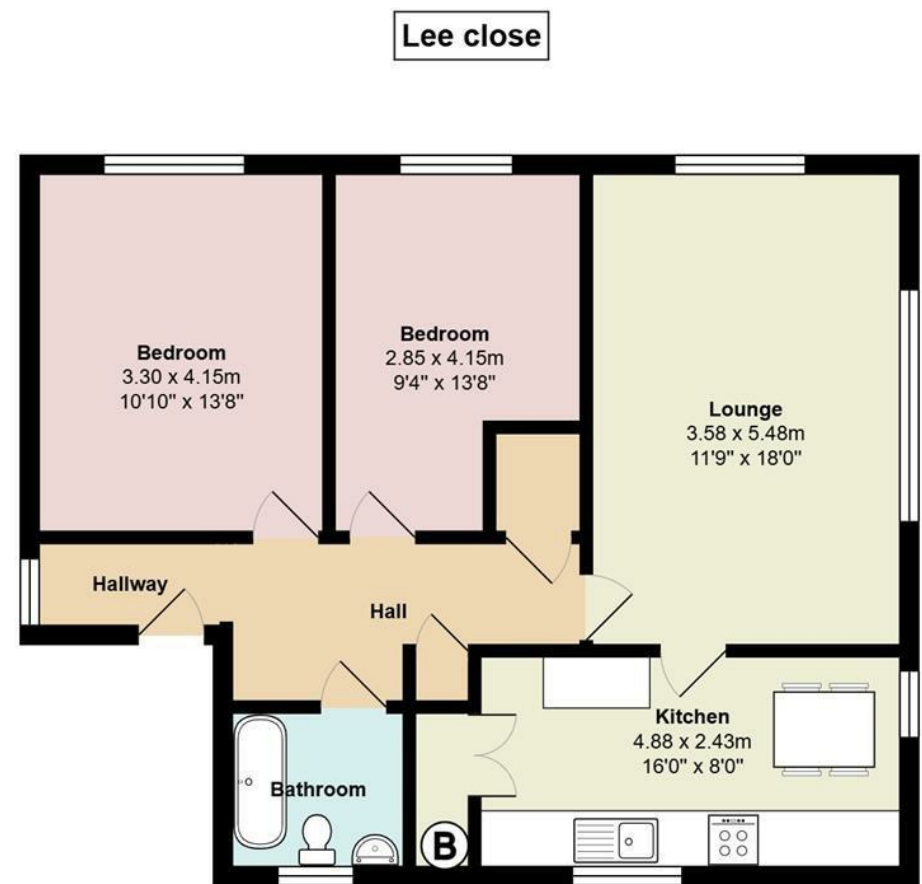
The property has NO ONWARD CHAIN, and benefits from a garage.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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02920 499680
Branch manager





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	75	78
(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 