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CARDIFF

VALE

CAERPHILLY

BRISTOL

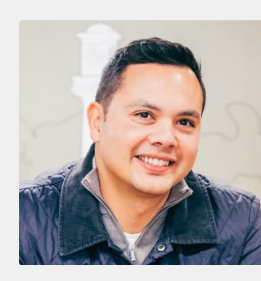
Coed Edeyrn

LLANEDYRN





Comments by Mr Ramzy Bancroft

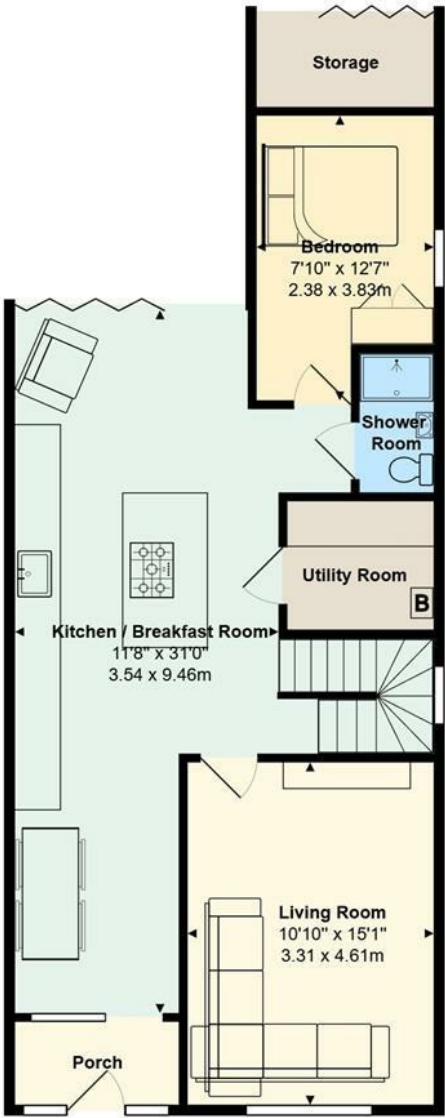
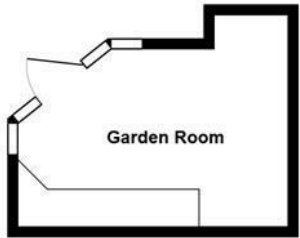


Property Specialist
Mr Ramzy Bancroft
Branch manager

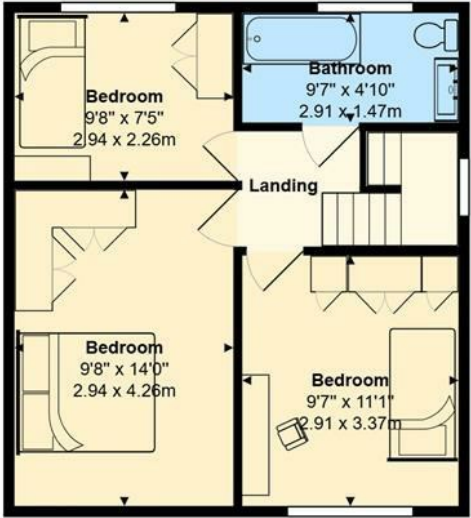
Ramzy@jeffreygross.co.uk

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 ft² ... 117.7 m²
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.



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



