

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COED EDEYRN
LLANEDYRN



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE

4.72mm x 1.85mm (15'6m x 6'1m)

KITCHEN

3.71mm x 1.85mm (12'2m x 6'1m)

UTILITY SPACE

Plumbing for washing machine.

SERVICE CHARGE

We have been informed that the service charge is £948 per year, which includes ground rent

BEDROOM ONE

3.63mm x 3.02mm (11'11m x 9'11m)

BEDROOM TWO

3.63mm x 1.96mm (11'11m x 6'5m)

BATHROOM

1.57mm x 1.93mm (5'2m x 6'4m)

PARKING

One allocated parking space.

COMMUNAL GARDENS

TENURE

Leashold with a 999 year lease from 1984

SERVICE CHARGE

£948.00 P.A





COED EDEYRN

LLANEDEYRN, CF23 9JZ - £140,000

 2 Bedroom(s)
  1 Bathroom(s)
  621.00 sq ft

Jeffry Ross are pleased to bring to the market this spacious beautifully presented two bedroom apartment situated in the heart of Llanedeyrn with close proximity to local shops, amenities and schools as well as bus links to Cardiff City Centre and access to the M4 and A48. The property comprises of secure entrance hall, entrance hall, lounge, modern kitchen, two bedrooms and modern bathroom as well as good storage and utility space.

Outside there are well maintained communal grounds with, sitting area, drying area and bike and bin store.

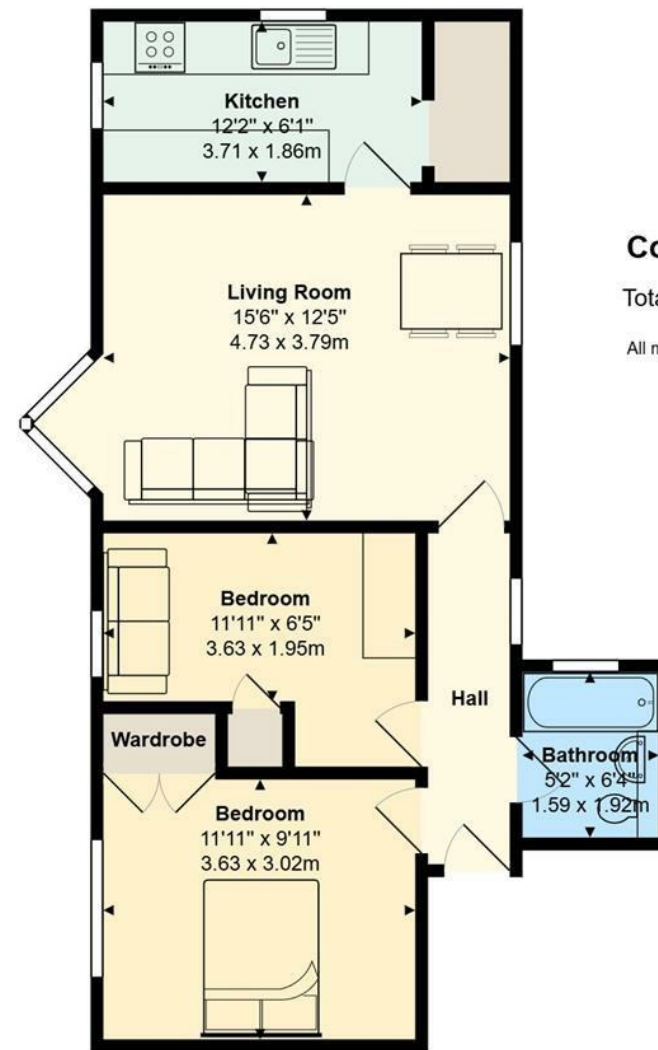
**** Chain Free ****



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreygross.co.uk
Senior valuer





Coed Ederyn

Total Area: 621 ft² ... 57.7 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		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	