

34 Awel Mor,
Llanedeyrn, Cardiff, CF23 9QA



Estate Agents and
Chartered Surveyors

£125,000



Ground Floor Flat

2

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Property Description

A well present two bedroom ground floor flat to be sold with no onwards chain. The property offers a spacious lounge/dining room with ample space for dining table and chairs. A modern white kitchen with wooden worktops with space for appliances'. Two double bedrooms can also be found, one of which offers built in wardrobes plus a modern shower room.

Tenure Leasehold

Council Tax Band B

Floor Area Approx 60 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Great location within walking distance to local shops and with regular public transport links leading in and around the Cardiff City Centre. Easy access to the A48 also leads to the M4 corridor.

ENTRANCE HALL

Enter into hallway. Cupboard providing ample storage space plus airing cupboard housing hot water tank. Doors leading into all rooms.

LOUNGE/ DINING ROOM

22' 2" x 11' 7" (6.77m x 3.55m)

Double glazed sliding doors to balcony/ terrace. Smooth walls with textured ceilings and a central light pendant finished with laminate flooring. Two electric heaters with decorative covers. Feature fire surround with electric fire. (3.21 x 1.19 Terrace)

KITCHEN

8' 8" x 9' 5" (2.65m x 2.89m)

Double glazed window to side. Broom cupboard. Base and wall units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Electric cooker point. Plumbing for washing machine. Space for fridge / freezer and tumble dryer.

BEDROOM ONE

13' 9" x 9' 4" (4.20m x 2.86m)

Double glazed uPVC window to rear. Electric heater. Fitted wardrobe with hanging and shelving.

BEDROOM TWO

9' 6" x 8' 7" (2.91m x 2.64m)

Double glazed uPVC window to side. Wall mounted electric heater.

SHOWER ROOM

Tiled walls and vinyl flooring. Chrome heated towel rail. Shower cubicle with electric shower, vanity enclosed wash hand basin with mixer tap and storage below, WC.

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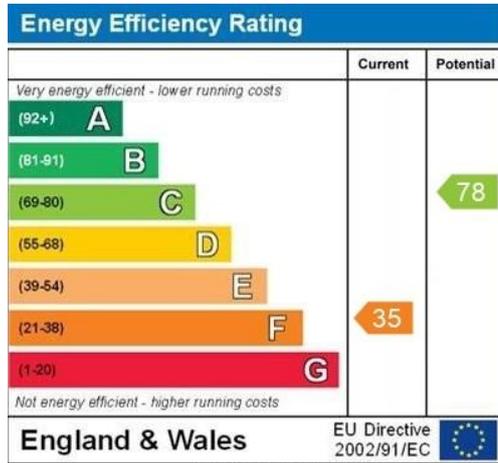
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GROUND FLOOR



AWEL MOR

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