



## 104 Coed Edeyrn - Block C

Llanedeyrn, Cardiff CF23 9JX

Offers In Excess Of £90,000

HARRIS & BIRT





A middle floor flat is located in a highly sought-after, purpose-built development in Llanedeyrn.

The lounge is a good size with room for living and dining space, one double bedroom with fitted wardrobe space, a family bathroom. The kitchen offers plenty of storage space, with a separate larder and space for a washing machine, fridge/freezer, and oven and hob. There property is heated via electric storage heaters.

Conveniently situated close to local amenities and offering easy access to a regular bus route to the City Centre, this spacious apartment is perfect for first-time buyers or investors.

Potential Rental Income of £750pcm.

Allocated parking space 104

Council tax band B

EPC Rating - C

## Accommodation

### Entrance Hall 6' 4" x 11' 5" (1.83m 1.22m x 3.35m 1.52m)

Wood effect flooring, painted walls and textured ceilings, doors leading to all other rooms.

### Living Room/Dining Room 14' 0" x 12' 0" (4.27m 0.00m x 3.66m 0.00m)

Fitted carpet, painted walls and textured ceiling, windows to side and front elevations and large cupboard space.

### Kitchen 14' 0" x 6' x 1" (4.27m 0.00m x 1.83m x 0.30m)

Range of wall and base units features include: electric oven and hob. space for fridge/freezer, washing machine, sink and drainer. Tiled splash back with textured walls above. Artexed ceiling and window to rear elevation. Vinyl effect flooring, larder cupboard and large storage cupboard behind the kitchen door.

### Bedroom One 10' 5" x 11' 5" (3.05m 1.52m x 3.35m 1.52m)

Fitted carpet, painted walls and textured ceilings and storage cupboard.

### Bathroom 5' 9" x 8' 1" (1.52m 2.74m x 2.44m 0.30m)

Three piece suite in white comprising panelled bath unit with hot and cold mixer tap and electric shower, pedestal wash hand basin and low level WC. Fully tiled walls, vinyl flooring and textured ceilings.

## Outside

Allocated parking space No 104 and gated grounds.

## Services

Lease runs for 999 years from 1983.

The Ground rent is incorporated in the Management Fee which is £79 per calendar month.

The property will be sold on a Leasehold basis.

## Directions

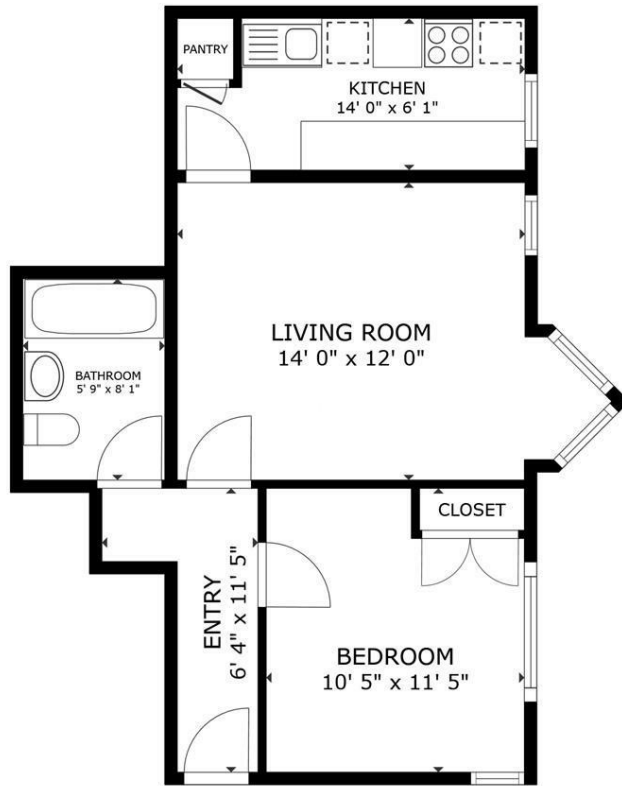
From our office on Caerphilly Road turn left onto the A469 to A48 slip road at the Gabalfa Interchange, take the 1st exit merge onto Eastern Ave/A48 via the slip road, travel to take the A4232 slip road to Cardiff East, at the roundabout, take the 1st exit onto Circle Way, at the roundabout, take the 2nd exit onto Circle Way West, turn right onto Ael-Y-Bryn, Coed Edeyrn, Llanedeyrn











FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 497 sq.ft.  
TOTAL : 497 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

