



174 Coed Edeyrn

Llanedeyrn, Cardiff CF23 9JY

Asking Price £105,000

HARRIS & BIRT





A first floor flat is located in a highly sought-after, purpose-built development in Llanedeyrn. The property is entered via a video entrance system. 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 an integrated oven and hob. The property benefits from underfloor heating in the lounge and has electric heaters in bedroom and kitchen. 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 £800pcm. Parking available. EPC Rating - F

### Accommodation

#### Entrance Hall 3'2" x 4'7" (0.97m x 1.40m)

Carpeted flooring, painted walls and artexed ceilings and doors leading to all other rooms.

#### Living Room/Dining Room 18'5" x 12'3" (5.61m x 3.73m)

Laminate effect flooring, skimmed walls, coved and artexed ceilings UPVC double glazed window overlooking the gardens. Two further opaque UPVC double glazed windows to rear elevation.

#### Kitchen 12'4" x 6'2" (3.76m x 1.88m)

Modern kitchen comprising of a range of wall and base units, integrated oven, hob and extractor fan, sink and drainer. Space for fridge/freezer, washing machine, and a good sized storage cupboard. Tiled splash back with skimmed walls and ceilings above and UPVC double glazed window overlooking the gardens. Patterned tiled flooring.

#### Bedroom One 12'2" x 11'0" (3.71m x 3.35m)

Carpeted flooring, two fitted wardrobes, painted walls, artexed ceilings electric radiators and UPVC double glazed window overlooking the gardens.

#### Bathroom 6'2" x 6'5" (1.88m x 1.96m)

Three piece suite in white comprising panelled bath unit with hot and cold taps and electric shower, pedestal wash hand basin and low level WC. Fully tiled walls, vinyl flooring, textured ceilings and a towel radiator. Double glazed UPVC window to rear elevation.

### Outside

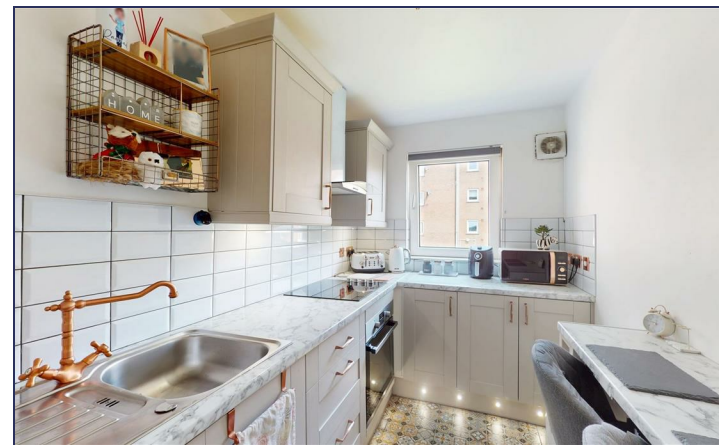
Parking available, although it isn't allocated and gated grounds and gardens with seating areas.

### Services

Lease runs for 999 years from 1983. The Ground rent is incorporated in the Management Fee which is £79 per calendar month and this includes the building insurance. The property will be sold on a Leasehold basis. There is also a site manager and a caretaker on site.

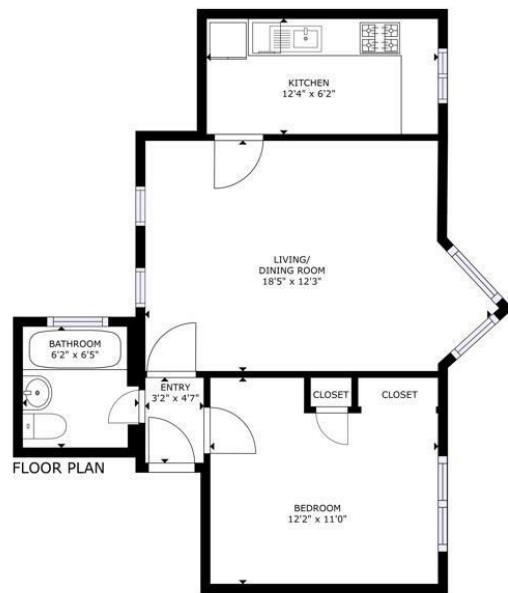
### Directions

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









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GROSS INTERNAL AREA  
FLOOR PLAN: 478 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



HARRIS & BIRT

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

