



Eastside Quarter Maelfa, Llanedeyrn Cardiff CF23 9PN

welcome to

Eastside Quarter Maelfa, Llanedeyrn Cardiff

A TWO BEDROOM END TERRACED home, set in the popular location of LLANEDEYRN within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewing Recommended!

Ground Floor

Entrance

Via a composite front door into:

Hall

Stairs rising to first floor, radiator and access to:

Downstairs Wc

Fitted with a two piece suite comprising low level WC, wash hand basin, vinyl flooring, radiator and double glazed window to front aspect.

Lounge

15' 1" Max x 9' 8" (4.60m Max x 2.95m)

Double glazed window to front aspect, radiator and access to:

Kitchen

12' 8" x 8' 9" (3.86m x 2.67m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood over, spaces for washing machine and fridge/freezer, radiator and double glazed French doors providing access to rear garden.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

12' 9" x 8' 6" (3.89m x 2.59m)

Two double glazed windows to front aspect and radiator.

Bedroom Two

12' 9" x 8' 2" (3.89m x 2.49m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, extractor fan and radiator.

Outside

Front

Driveway providing off street parking.

Rear Garden

Enclosed with paved patio area, artificial grass, stone chipping's and gated side access.

Service Charge

The vendor has advised that the current annual service charge for this property is £216.79.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Eastside Quarter Maelfa,
Llanedeyrn Cardiff

- End Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen and Downstairs WC
- Bathroom
- Enclosed Rear Garden
- Off Street Parking

Tenure: Freehold EPC Rating: B

£220,000



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Property Ref:
ROA112792 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk