



**Eastside Quarter Maelfa, Llanedeyrn Cardiff CF23 9PN**

**welcome to**

## **Eastside Quarter Maelfa, Llanedeyrn Cardiff**

NO CHAIN! 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.

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Hall**

Stairs rising to first floor, under stairs storage cupboard which is plumbed for w.c., radiator and access to:

#### **Lounge Area/ Kitchen Area**

22' 2" x 12' 3" ( 6.76m x 3.73m )

Lounge Area: Double glazed patio door providing access to rear aspect.

Kitchen Area: 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, spaces for washing machine and fridge/freezer, breakfast bar, laminate flooring, understairs storage cupboard and wall mounted combi boiler.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

12' 2" x 7' 10" ( 3.71m x 2.39m )

Two double glazed windows to front aspect and radiator.

#### **Bedroom Two**

12' 2" x 7' 10" ( 3.71m x 2.39m )

Double glazed window to rear aspect and radiator.

#### **Bathroom**

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

### **Outside**

#### **Front**

Paved area.

#### **Rear Garden**

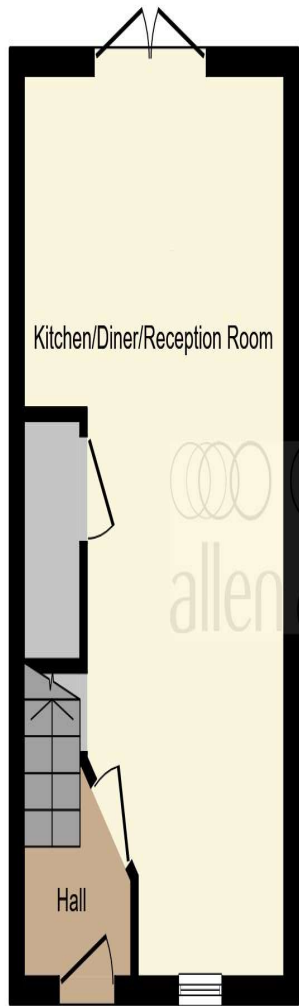
Enclosed with paved patio area, artificial grass, wooden shed to remain. Gates providing side access.

#### **Allocated Parking**

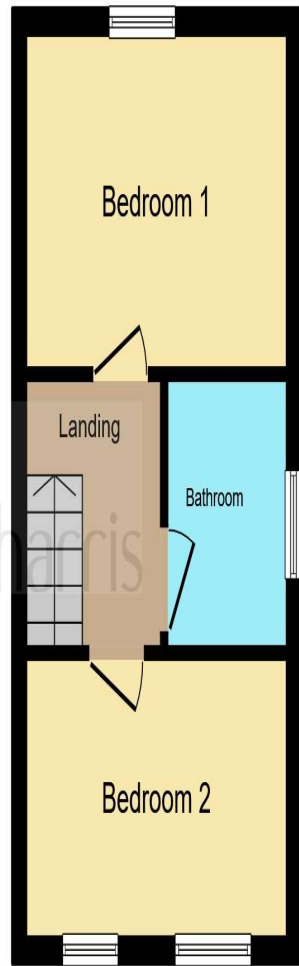
The vendor has advised that there is an allocated parking space with the property.

#### **Service Charge**

The vendor has advised that there is a current annual service charge for this property.

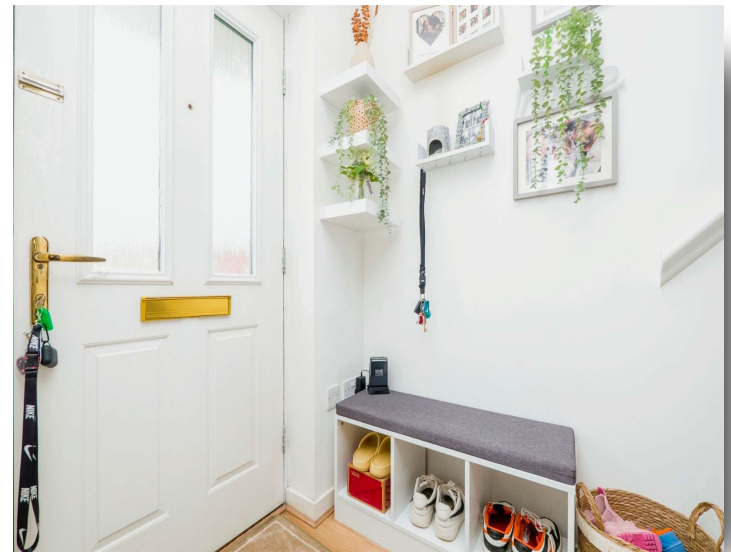


**Ground Floor**



**First Floor**

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.





**welcome to**  
**Eastside Quarter Maelfa,**  
**Llanedeyrn Cardiff**

- End Terraced Home
- Two Bedrooms
- Lounge Area
- Fitted Kitchen Area
- Bathroom

Tenure: Freehold EPC Rating: B

offers in excess of

**£200,000**



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Property Ref:  
ROA112843 - 0006

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