



Lee Close Coed Edeyrn, Llanedeyrn Cardiff CF23 9JU

welcome to

Lee Close Coed Edeyrn, Llanedeyrn Cardiff

A THREE BEDROOM mid terraced family 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 door into:

Hall

Stairs rising to first floor and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC and wash hand basin.

Lounge

14' 10" x 10' 8" (4.52m x 3.25m)

Double glazed patio doors providing access to rear, feature fireplace and powerpoint.

Dining Area

11' 1" x 10' 1" (3.38m x 3.07m)

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

Kitchen Area

10' 3" x 9' 2" (3.12m x 2.79m)

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

First Floor

Landing

Doors providing access to:

Bedroom One

13' 6" Max x 9' 11" Max (4.11m Max x 3.02m Max)

Double glazed window to rear aspect, powerpoint and fitted wardrobes.

Bedroom Two

10' 4" x 10' 2" (3.15m x 3.10m)

Double glazed window to rear aspect and powerpoints.

Bedroom Three

8' 1" plus recess x 7' 8" (2.46m plus recess x 2.34m)

Double glazed window to front aspect and powerpoint.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin and double glazed window to front aspect.

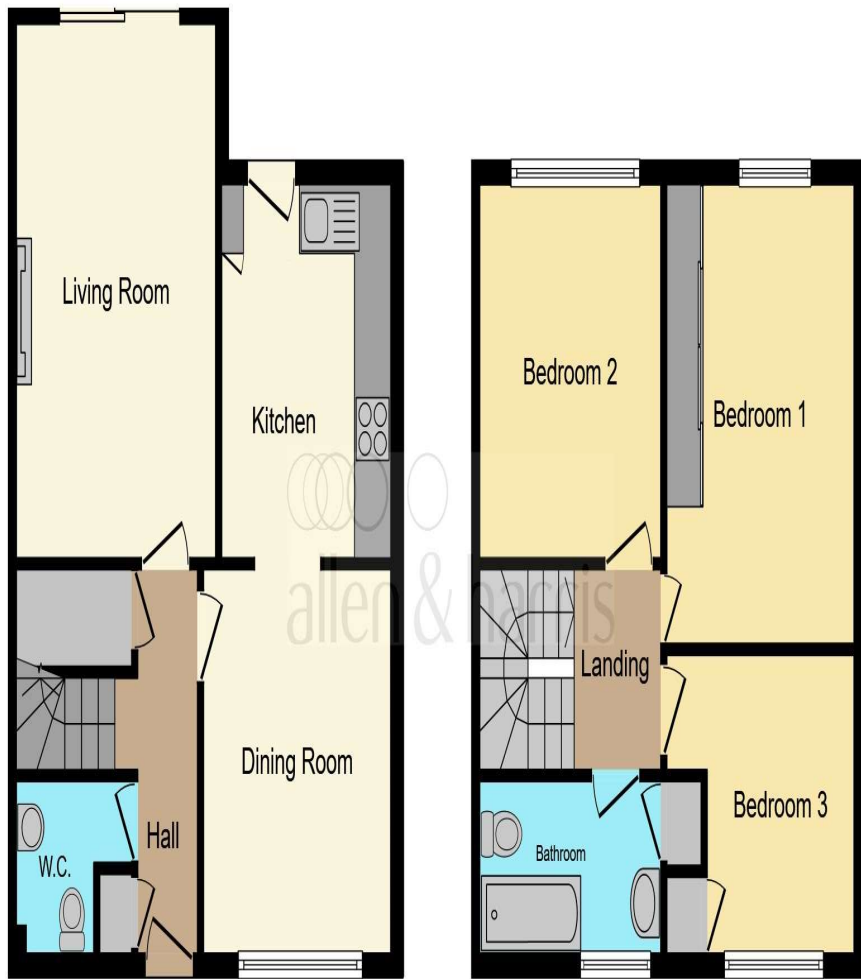
Outside

Front

Mainly paved.

Rear Garden

Enclosed with fenced boundaries, raised decked area, stone chipped and astro turf areas.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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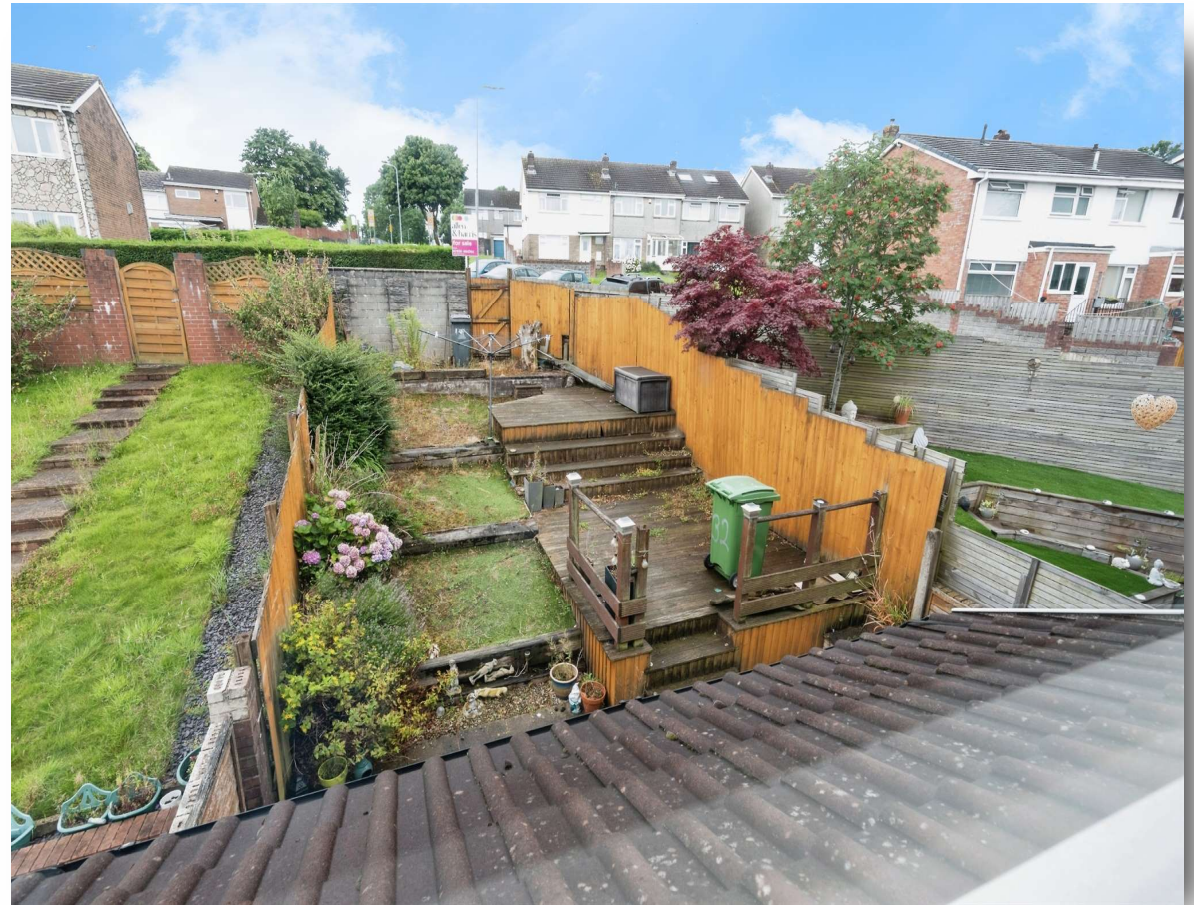
**Lee Close Coed Edeyrn,
Llanedeyrn Cardiff**

- Mid Terraced Home
- Three Bedrooms
- Lounge and Dining Area
- Fitted Kitchen Area and Downstairs WC
- Bathroom
- Front and Rear Gardens
- Garage

Tenure: Freehold EPC Rating: C

offers in excess of

£220,000



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Property Ref:
ROA113164 - 0004

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