



Awel Mor, Llanedeyrn Cardiff CF23 9QB

welcome to

Awel Mor, Llanedeyrn Cardiff

****OPEN TO OFFERS***If you are looking for a lovely first time buy or family home the perfect property has come to the market in Awel Mor and is offered with No Chain! This lovely home is situated close to Welsh and English medium Primary and Secondary schools, bus routes and the A48 is also close by.

Ground Floor

Entrance

Via a double glazed door into:

Porch

Hanging space for coats and door providing access to:

Lounge

Double glazed window to front aspect, stairs rising to first floor, radiator and powerpoint.

Dining Room

Double glazed French doors to rear aspect, radiator, powerpoint and access to:

Kitchen

Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, spaces for cooker and washing machine, tiled splashbacks, radiator, powerpoints and double glazed window to rear aspect.

First Floor

Landing

Loft access and doors providing access to:

Bedroom One

Double glazed window to front aspect, radiator, powerpoints and fitted wardrobe.

Bedroom Two

Double glazed window to rear aspect, radiator, powerpoints and fitted wardrobe.

Bedroom Three

Double glazed window to front aspect, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splashbacks and double glazed obscure window to rear aspect.

Outside

Front Garden

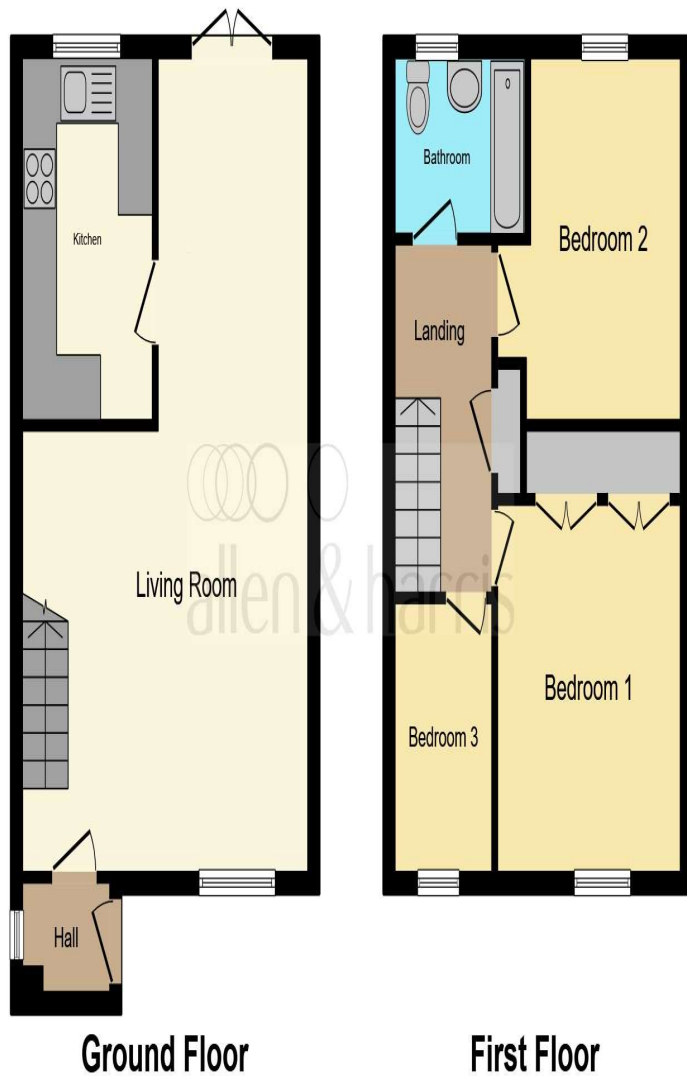
Enclosed by brick bound wall with forecourt area.

Rear Garden

Open plan area laid to lawn.

Management Charge

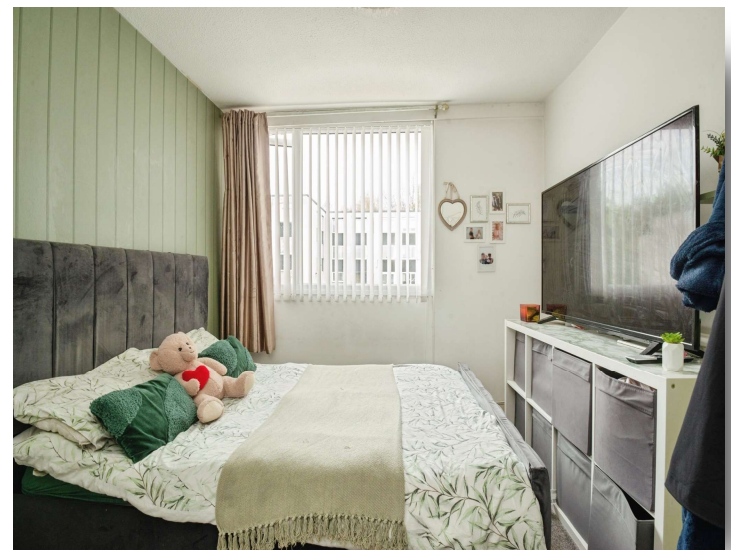
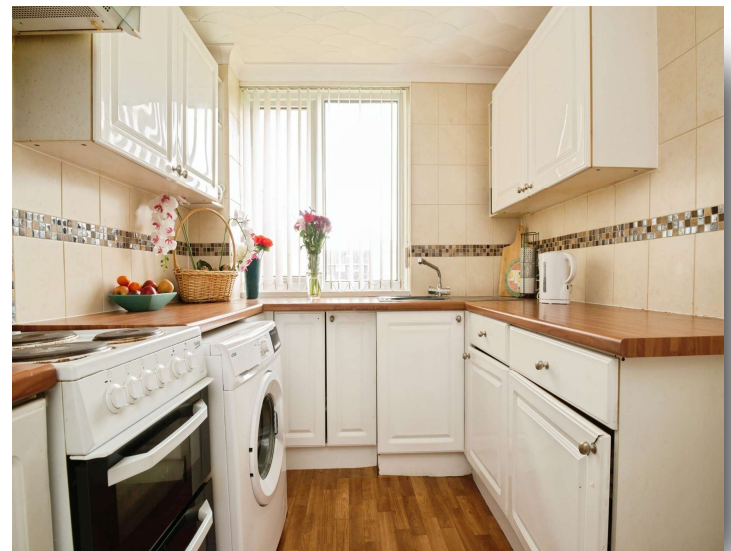
The vendor has advised that there is a management charge of approx. £33 per month payable to Seel and Co.



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
Awel Mor,
Llanedeyrn Cardiff

- Three Bedroom Family Home
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Enclosed Gardens
- Close to A48 and Cardiff City Centre

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of
£175,000



view this property online allenandharris.co.uk/Property/ROA113965



Property Ref:
ROA113965 - 0004

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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