

Awel Mor, Llanedeyrn Cardiff CF23 9QA

welcome to

Awel Mor, Llanedeyrn Cardiff

Perfect First Time Buy!!! A TOP FLOOR FLAT, with views, set in the popular location of LLANEDEYRN within easy access to Cardiff City Centre. The A48/M4 access corridor is just a short drive away. Viewing recommended!

Communal Entrance

Via door into:

Communal Hallway

Stairs rising to the top floor flat.

Entrance

Via door into:

Hall

Doors providing access to:

Lounge

10' 9" x 10' 9" (3.28m x 3.28m)

Double glazed window to front aspect and electric heater.

Kitchen

9' 9" Max x 7' 8" Max (2.97m Max x 2.34m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, cooker hood, spaces for washing machine and fridge/freezer, ceramic tiled flooring, built in cupboard housing electric water tank, electric heater, tiled splashback and double glazed window to side.

Bedroom

9' 6" x 6' 10" (2.90m x 2.08m)

Double glazed window to side aspect and electric heater.

Bathroom

Fitted with a three piece suite comprising bath, wash hand basin, WC, electric heater, extractor fan, ceramic tiled flooring and double glazed obscure window to front aspect.

Outside

Parking

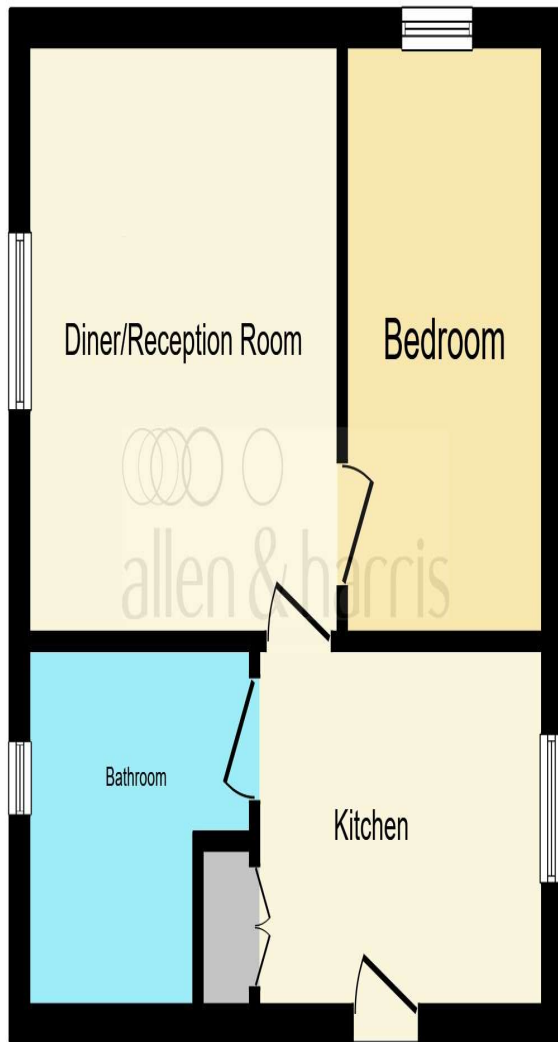
The vendor has advised that there is an area for parking adjacent to the property.

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 958 years left

Service Charge and Ground Rent: Approx. £1416 per annum



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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Llanedeyrn Cardiff

- Top Floor Flat
- Bedroom
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: 1416.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over
£90,000



view this property online allenandharris.co.uk/Property/ROA114198



Property Ref:
ROA114198 - 0003

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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