



Awel Mor, Llanedeyrn Cardiff CF23 9QA

welcome to

Awel Mor, Llanedeyrn Cardiff

A FOUR BEDROOM MID 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. The property further benefits from gas central heating, rear garden and residents parking area. Viewing recommended!

Ground Floor

Outshed

For storage.

Entrance

Via a double glazed front door into:

Porch

Internal door providing access to:

Storage/Utilities Room

Lounge Area

16' 5" Max x 14' 7" Max (5.00m Max x 4.45m Max)
Double glazed window to front aspect and stairs rising to first floor.

Kitchen Area

11' 7" x 8' 8" (3.53m x 2.64m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, double glazed window to rear aspect and access to:

Dining Area

12' x 7' 4" (3.66m x 2.24m)
Double glazed door providing access to rear.

First Floor

Landing

Doors providing access to:

Bedroom One

15' 2" Max x 11' 5" Max (4.62m Max x 3.48m Max)
Double glazed window to front aspect.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)
Double glazed window to rear aspect.

Bedroom Three

11' 3" x 8' 11" (3.43m x 2.72m)
Double glazed window to front aspect.

Bedroom Four

8' 9" x 7' 4" (2.67m x 2.24m)
Double glazed window to front aspect.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin inset to vanity unit, WC and double glazed window to rear aspect.

Outside

Front

Area laid to lawn.

Rear Garden

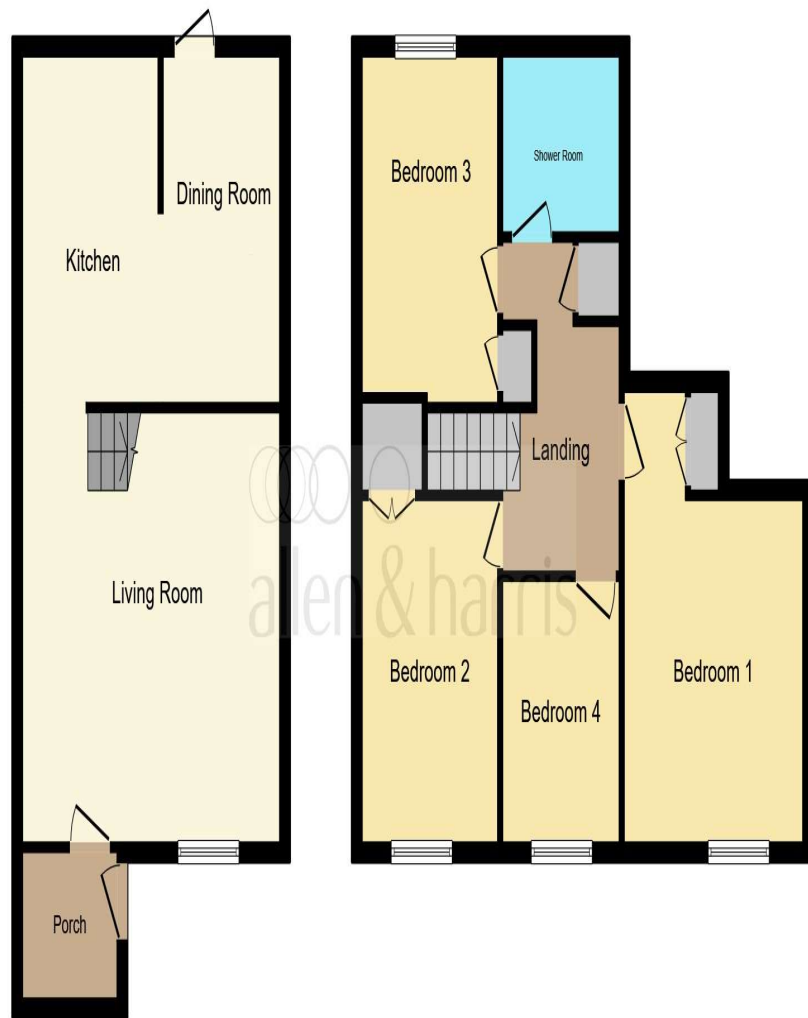
Artificial grass area, patio area and gated access from undercroft.

Managed Freehold

The vendor has advised that there is a management charge of approx. £30 per month.

Tenure

The vendor has advised that the property is flying freehold as one bedroom is over the public footpath.



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.



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Awel Mor,
Llanedeyrn Cardiff

- Mid Terraced Home
- Four Bedrooms
- Lounge Area
- Fitted Kitchen Area/ Dining Area
- First Floor Shower Room
- Front and Rear Gardens
- Residents Only Parking Area
- Popular Location

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

£220,000



view this property online allenandharris.co.uk/Property/ROA114304



Property Ref:
ROA114304 - 0008

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk