

Coed Edeyrn

LLANEDEYRN, CARDIFF, CF23 9JX

£140,000

Hern &
Crabtree



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Located on the top floor of this well-regarded development in Llanedeyrn, this bright and inviting two-bedroom flat offers a superb opportunity for first-time buyers, downsizers or investors alike. Light-filled and tastefully finished throughout, the property combines a fresh, neutral palette with a practical layout that maximises space and natural light.

A welcoming hallway leads to a dual-aspect lounge/diner – a lovely open space with wood-effect laminate flooring and two large windows drawing in sunshine from multiple angles. The separate kitchen is well-fitted with ample storage, space for appliances, and benefits from loft access for additional storage. Both bedrooms are generously sized and feature built-in wardrobes, while the shower room is stylishly finished with tiled walls and flooring, a quadrant enclosure, and a modern vanity unit. Further benefits include electric heating, double glazing, and useful built-in cupboards throughout. With excellent proportions and an easy, low-maintenance feel, this home ticks a lot of boxes for anyone seeking a comfortable and accessible base in a well-connected Cardiff suburb. Situated in Llanedeyrn, Coed Edeyrn is just a short drive from Cardiff city centre and close to a range of local amenities including shops, schools, and supermarkets. Excellent transport links and easy access to the A48 and M4 make commuting across Cardiff and beyond a breeze. Nearby green spaces, such as Parc Cefn Onn and Roath Park, also provide great options for walking and leisure. An ideal blend of convenience, comfort and value in a popular, residential location.



sq ft

Hallway

Accessed via the communal entrance, the hallway welcomes you with vinyl flooring, an electric radiator, and a double-glazed obscure side window. Doors lead off to all main rooms.

Lounge / Dining

A bright and airy dual-aspect lounge/dining area featuring two double-glazed windows, two electric radiators, and wood-effect laminate flooring. A door connects through to the kitchen.

Kitchen

The kitchen benefits from a double-glazed window to the side and is fitted with wall and base units with worktops over. There's space for an electric cooker, plumbing for a washing machine, and room for further appliances such as a fridge and freezer. A one-bowl sink with drainer, built-in storage cupboard, and loft access hatch are also included. Heating is provided by an electric wall-mounted heater.

Bedroom One

A well-proportioned double bedroom with a double-glazed window, electric radiator, built-in wardrobes, and additional fitted storage.

Bedroom Two

A second bedroom with a double-glazed window, electric radiator, and built-in wardrobes.

Shower Room

This shower room comprises a double-glazed obscure window, a double quadrant shower enclosure with an electric shower and glass screen, a wash hand basin set into a vanity unit, WC, fully tiled walls and flooring, and a wall-mounted electric heater.

Tenure

Disclaimer

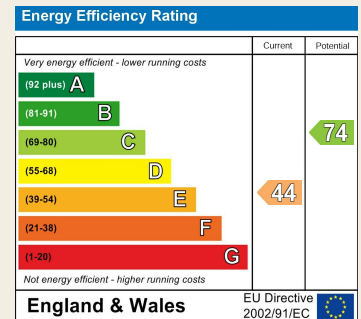


Good old-fashioned service with a modern way of thinking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

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