

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



A W E L M O R  
L L A N E D E Y R N

# AWEL MOR

LLANEDEYRN, CF23 9QB - £190,000

A well presented 3 bedroom home. Offering an entrance hall/ porch, lounge with open plan to dining area, kitchen, three good size bedrooms, bathroom and WC. The property is currently tenanted on a rolling contracting. This would make a good first home or buy to let, with a possible £900-£1000 per month in rent.

3 bedroom(s) 1 bathroom(s) 860.00 sq ft

**COUNCIL TAX**  
Band D

**SCHOOL CATCHMENT**  
My English medium primary catchment area is Llanedeyrn Primary School (year 2024-25)  
My English medium secondary catchment area is Llanishen High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)  
My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

**HALL / PORCH**

**LOUNGE**

**DINING AREA**

**KITCHEN**

**LANDING**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**BATHROOM**

**WC**

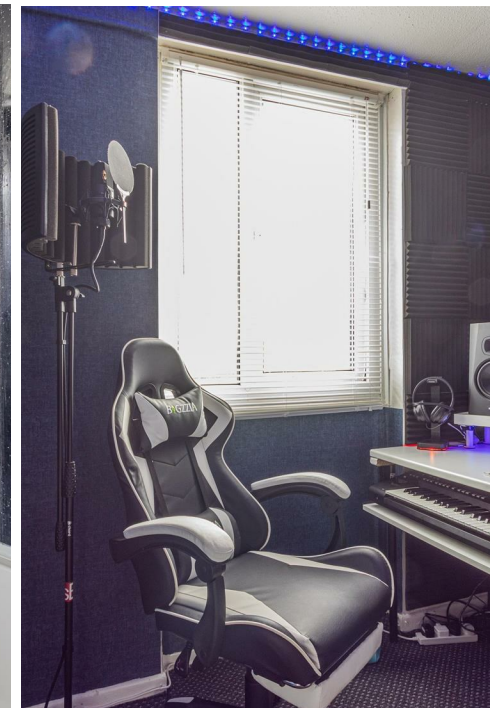
**GARDEN**

**TENURE**  
Freehold, but this is to be confirmed by your solicitor

**COUNCIL TAX**  
Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Awel Mor



Total Area: 79.0 m<sup>2</sup> ... 850 ft<sup>2</sup>  
All measurements are approximate and for display purposes only