

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 - £185,000

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

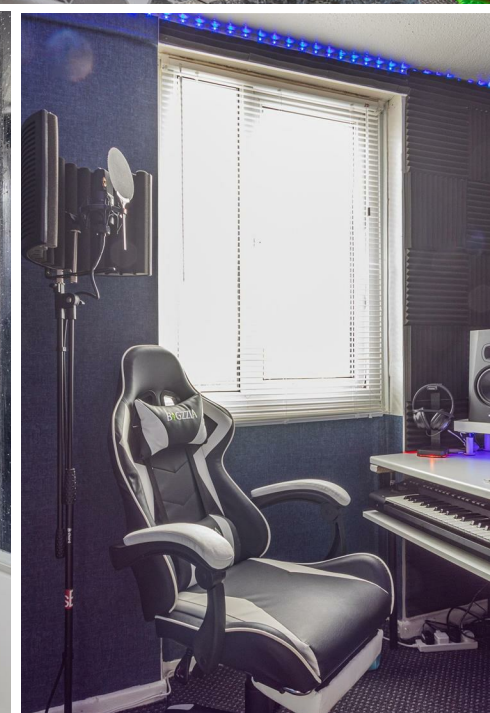
GARDEN

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

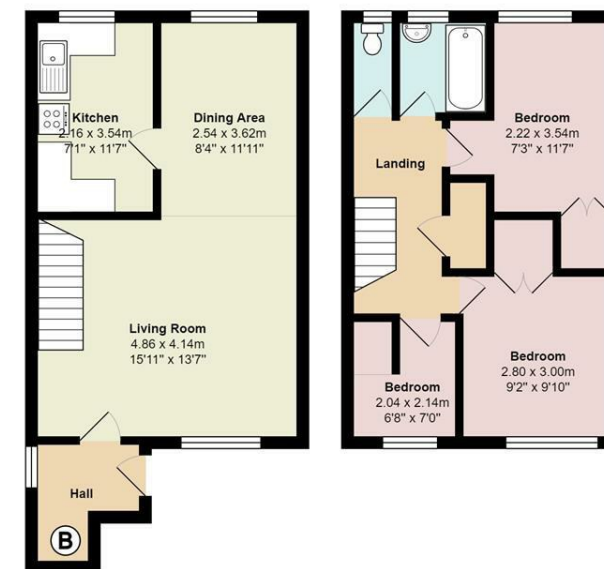
COUNCIL TAX
Band - D



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



Awel Mor



Total Area: 79.0 m² ... 850 ft²
All measurements are approximate and for display purposes only