

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COED-Y-GORES
LLANEDYRN



ENTRANCE HALL

UTILITY ROOM
2.77m x 2.31m (9'1" x 7'7")

WC
1.27m x 1.52m (4'2" x 5')

KITCHEN
2.77m x 3.12m (9'1" x 10'3")

DINING ROOM
3.20m x 4.27m (10'6" x 14')

LIVING ROOM
2.46m x 4.06m (8'1" x 13'4")

LANDING

BEDROOM ONE
3.07m x 4.09m (10'1" x 13'5")

BEDROOM TWO
2.64m x 4.22m (8'8" x 13'10")

BEDROOM THREE
2.64m x 2.21m (8'8" x 7'3")

STORAGE CUPBOARD
1.73m x 0.91m (5'8" x 3')

BATHROOM
3.05m x 1.47m (10' x 4'10")

TENURE

Freehold This is to be confirmed with your legal representative.

COUNCIL TAX

Band C

SCHOOL CATCHMENT

Llanedeyrn Primary School (year 2024-25)
Llanishen High School (year 2024-25)


Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)





COED-Y-GORES

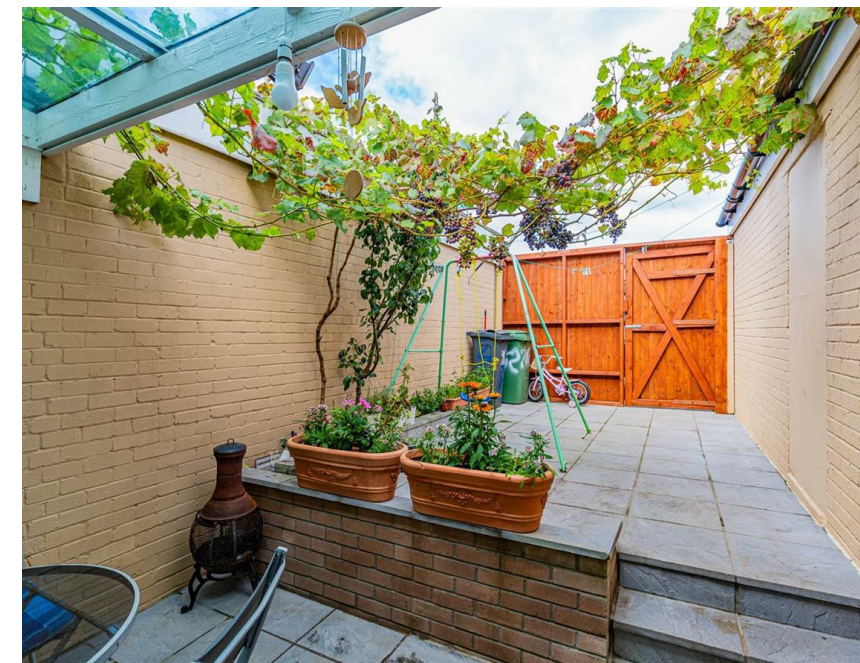
LLANEDEYRN, CF23 9NN - £200,000

 3 Bedroom(s)  1 Bathroom(s)  982.00 sqft

** Offers over £200,000 *** Jeffrey Ross are pleased to bring to the market this three bedroom family home. The property comprises of entrance hall, ground floor W.C, laundry room, modern kitchen, lounge and dining room to the ground floor and to the first floor there are three bedrooms and a modern bathroom as well as large storage cupboard. Outside there is a front and rear garden and garage with light and power. Situated within a close proximity to local shops, parks and amenities as well as a bus route to Cardiff city centre and access to the M4 / A48

See below JR Vr Tour

https://youriguide.com/262_coed_y_gores_llanedem_c



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreygross.co.uk
Senior valuer





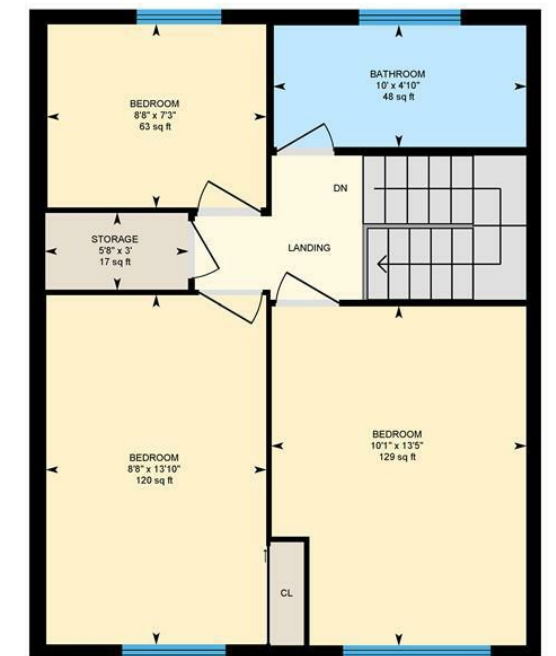
Coed-Y-Gores, Llanedeyrn, Cardiff

Coed-Y-Gores, Llanedern, CRF

Main Building: Total Interior Area 982.64 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	