

**94 Coed Edeyrn, Llanedeyrn
Cardiff
CF23 9JW**

Communal Hall & Stairwell

Entered via a video security door entry system into communal hall & stairwell

Entrance Hall

Entered via a timber door .Doors iff to lounge, bedroom & bathroom W.V.

Lounge 13'6" x 11'5"

A light and airy living room with two windows. Electric convector heater. Door leading into:



Bedroom 10'10" (max) x 9'11"

A good sized double bedroom featuring a fitted double closet and a large walk-in closet. Window. Electric convector heater



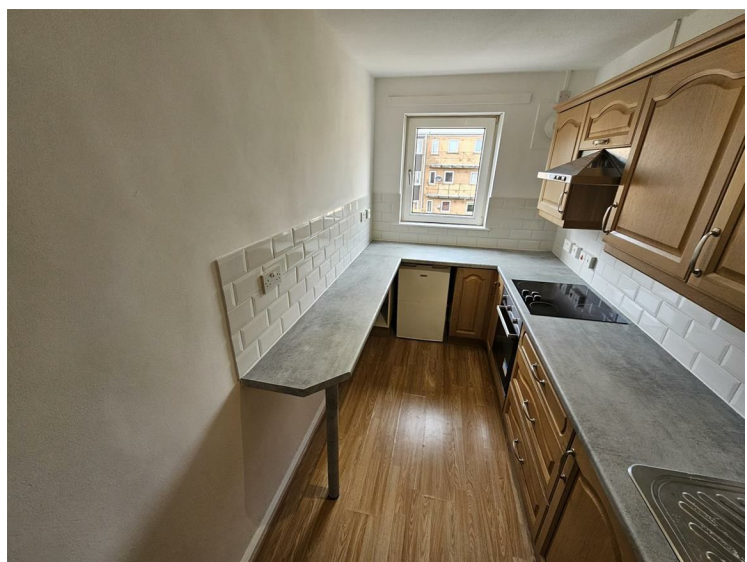
Bathroom W.C.

Tiled with suite comprising of low level W.C, Vanity unit with wash hand basin. Panelled bath incorporating over an electric shower & glazed screen. Electric heated towel rail.



Kitchen 13'6" x 5'8"

With modern beech effect wall and base units incorporating worktop space with sink unit & mixer tap, plumbing for washing machine. Integrated electric induction hob oven & extractor hood. Tiled splash backs, Breakfast bar



Communal Gardens & Parkind

Various communal green area of lawns, shrubs and trees. Outside bins. Communal parking.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other

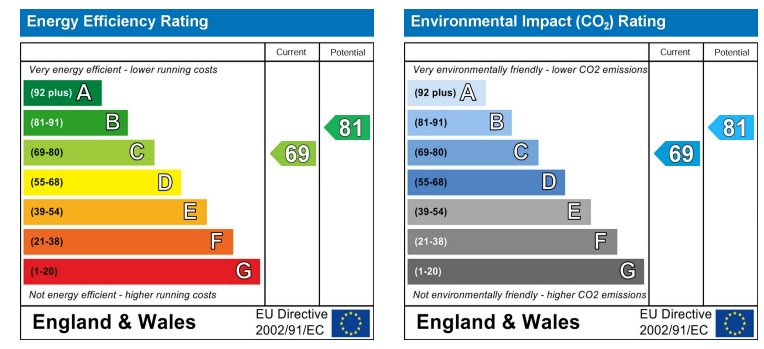
item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Leasehold. 999 years from 1984. Ground Rent £60.00 pa. Service Charge £75.00 pcm.. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.





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First Time Buyers Look! Situated At This Popular Managed Development Can Be Found This Recently Redecorated And Well Presented Purpose Built Top Floor Apartment. Communal Hall & Stairwell, Entrance Hall, 14' Lounge, Fitted Kitchen With Oven & Hob, Double Bedroom With Large Walk In Wardrobe & Tiled Bathroom W.C. & Shower. Upvc Windows. Remote Control Contemporary Convector Electric Heaters. Well Maintained Grounds. No Chain. Well Worth Viewing.