

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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EDDYSTONE CLOSE

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, CF11 8EB - £180,000

Welcome to this ground floor purpose built maisonette located in the desirable Carlton Gardens area of Cardiff. This delightful property comprises of an entrance hallway with laundry area, a spacious reception room, one bedroom, bathroom and conservatory. This maisonette offers a comfortable living space ideal for a wide range of buyers. One of the highlights of this property is the southerly facing garden, a tranquil oasis where you can unwind and enjoy the outdoors. The spacious private off street parking space in front of the entrance means that carrying shopping into the property is an easy thing to do. Built circa 1991, this maisonette exudes character and charm, making it a unique find in the area. With a total of 581 sq ft of living space, there is plenty of room to make this property your own. Don't miss out on the opportunity to own this lovely maisonette with its own garden in a sought-after location. Contact us today to arrange a viewing and make this property your new home!

 1 bedroom(s)  1 bathroom(s)  581.26 sq ft

HALLWAY

LAUNDRY AREA

LIVING ROOM

4.88m x 3.45m (16' x 11'4")

INNER HALL

BATHROOM

2.24m x 1.85m (7'4" x 6'1")

KITCHEN

2.97m x 2.64m (9'9" x 8'8")

CONSERVATORY

4.14m x 3.00m (13'7" x 9'10")

BEDROOM

3.84m x 2.62m (12'7" x 8'7")

GARDEN

An attractive southerly facing garden with wooden fenced boundaries and a paved patio area with an area laid to lawn. Wooden gate to side giving access to the front.

EPC

Rated D

COUNCIL TAX

Band C

BROADBAND

13 Mbps - 1000 Mbps

MOBILE COVERAGE

According to Ofcom, across the four main mobile providers the indoor and outdoor coverage for voice & data is ranging from limited to likely.

CONSTRUCTION


The building has been constructed using traditional brick and block cavity walls. The flat is located on the ground floor. The building has a pitched roof with a concrete tile covering.

TENURE

We have been made aware from our client that the property is share of freehold, with 91 years remaining on the lease.
Ground Rent - £0
Service Charge - £315pa

This is to be checked by your legal advisors.



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 

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Ground Floor Interior Area 664.36 sq ft



0 3 6 ft

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.

