

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

COED EDEYRN
LLANEDEYRN



**COMMUNAL ENTRANCE HALL****ENTRANCE HALL****LOUNGE**

3.61mm x 4.29mm (11'10m x 14'1m)

KITCHEN

4.24m x 1.88mm (13'11 x 6'2m)

BEDROOM

3.38mm x 3.18mm (11'01m x 10'5m)

BATHROOM

2.31mm x 1.70mm (7'7m x 5'7m)

PARKING

Allocated under croft parking space

STORAGE SHED**GROUND RENT**

£50 PA

TENURE

Leasehold with a 999 year lease from 1984

SERVICE CHARGE

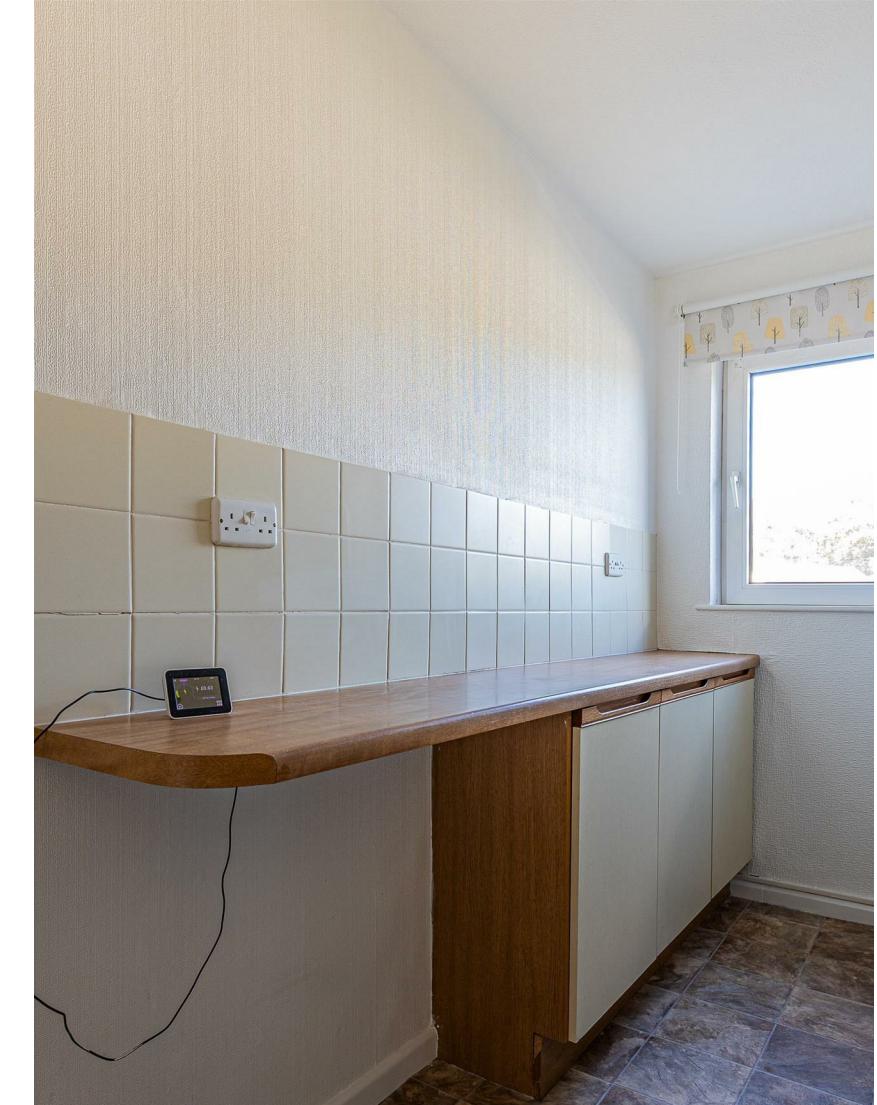
£780.00 p.a

COUNCIL TAX

Band B

SCHOOL CATCHMENT**OUTSIDE**

Communal grounds with drying area, bike store and communal gardens with seating area.



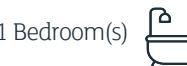


COED EDEYRN

LLANEDEYRN, CF23 9JX - £100,000



1



1



489.00

sq ft

*** Offers over £100,000 *** Jeffrey Ross are pleased to bring to the market this bright, spacious one bedroom apartment with undercroft parking and storage shed. The property briefly comprises of communal entrance hall, entrance hall, one double bedroom with built in double wardrobe and access to a loft hatch, lounge, kitchen with built in storage and modern bathroom. The property has been recently painted throughout with new flooring.

Situated with close proximity to local shops and amenities as well as access to the A48.

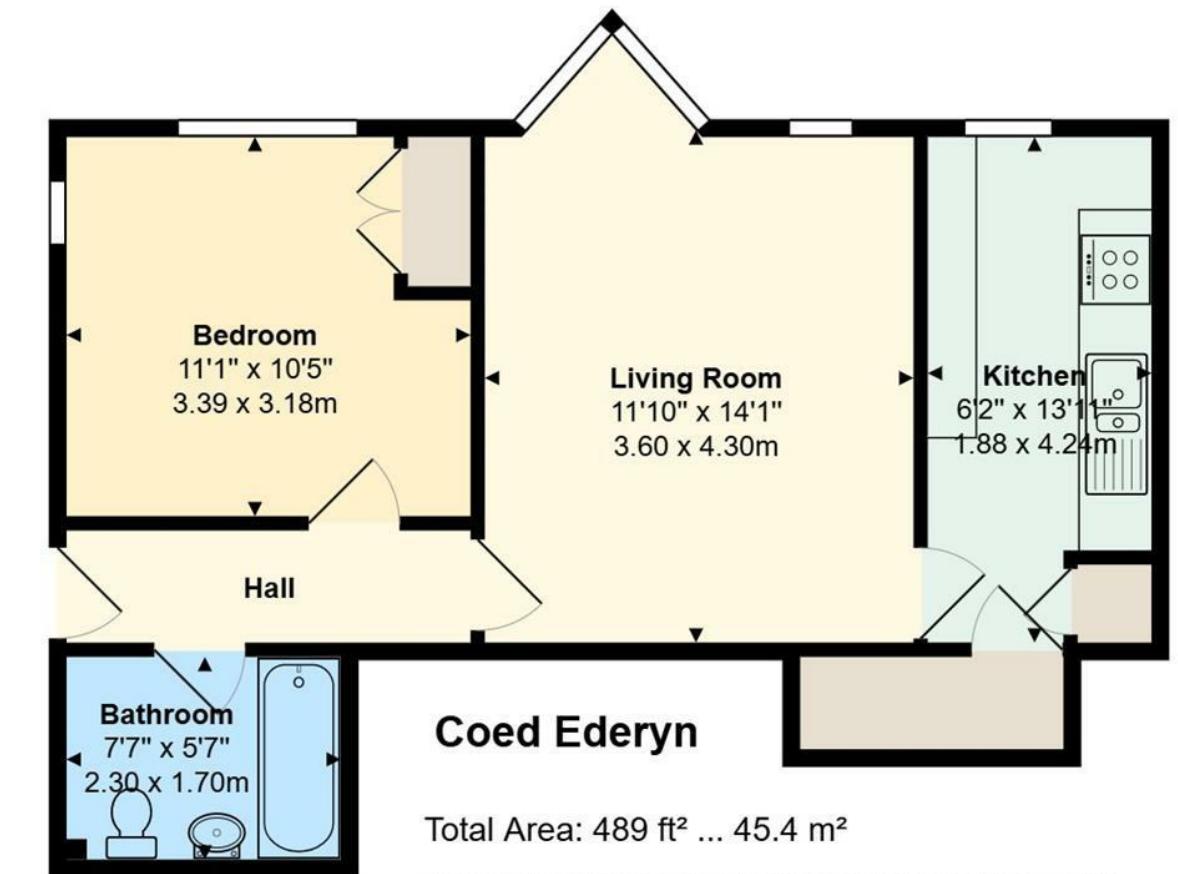
*** Chain free ***



PROPERTY SPECIALIST

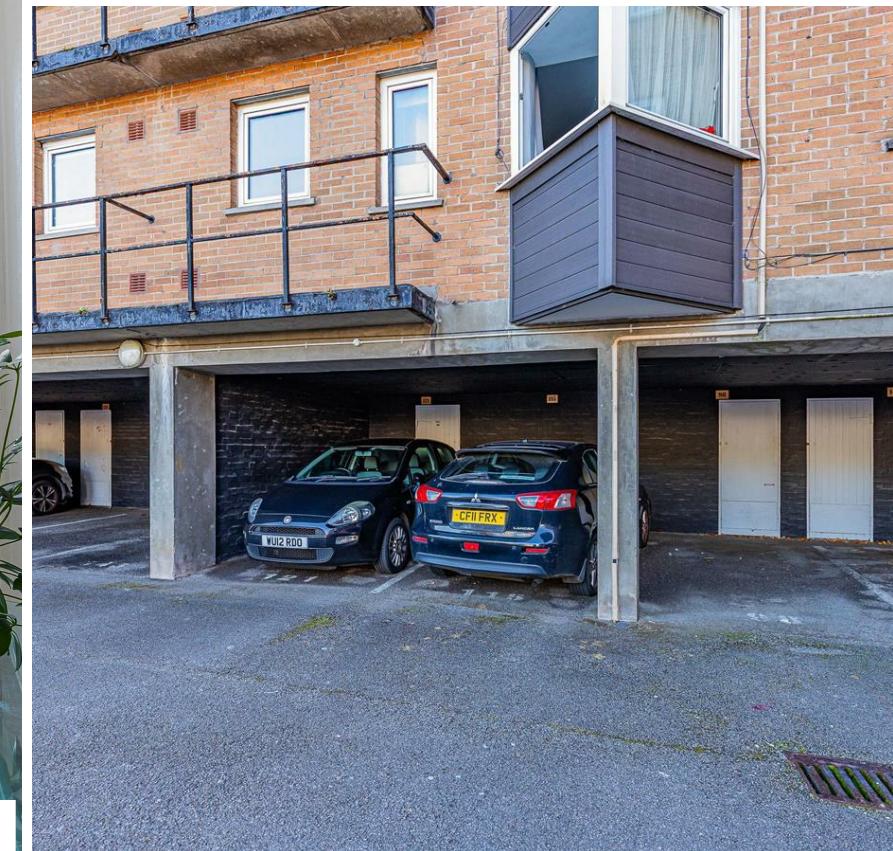
Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Total Area: 489 ft² ... 45.4 m²

All measurements are approximate and for display purposes only



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



Coed Ederyn, Llanedeyrn, Cardiff