

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



COED EDEYRN  
LLANEDYRN





## 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 P.A

#### 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 Bedroom(s)



1 Bathroom(s)



489.00 sq ft

\*\*\* Offers over £100,000 \*\*\* Jeffrey Ross are pleased to bring to the market this bright, spacious one bedroom apartment with under croft 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.

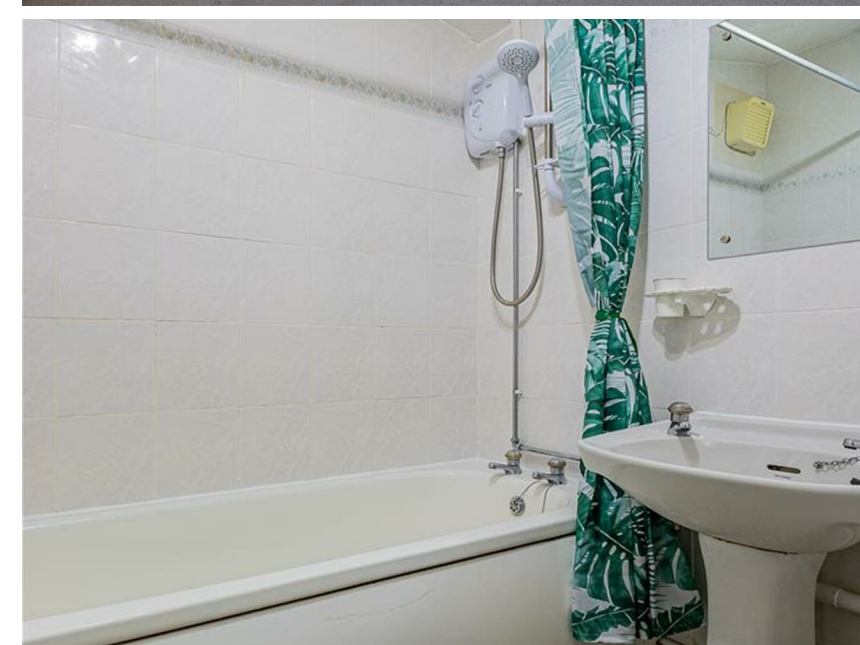
Situated with close proximity to local shops and amenities as well as access to the A48.

\*\*\* Chain free \*\*\*

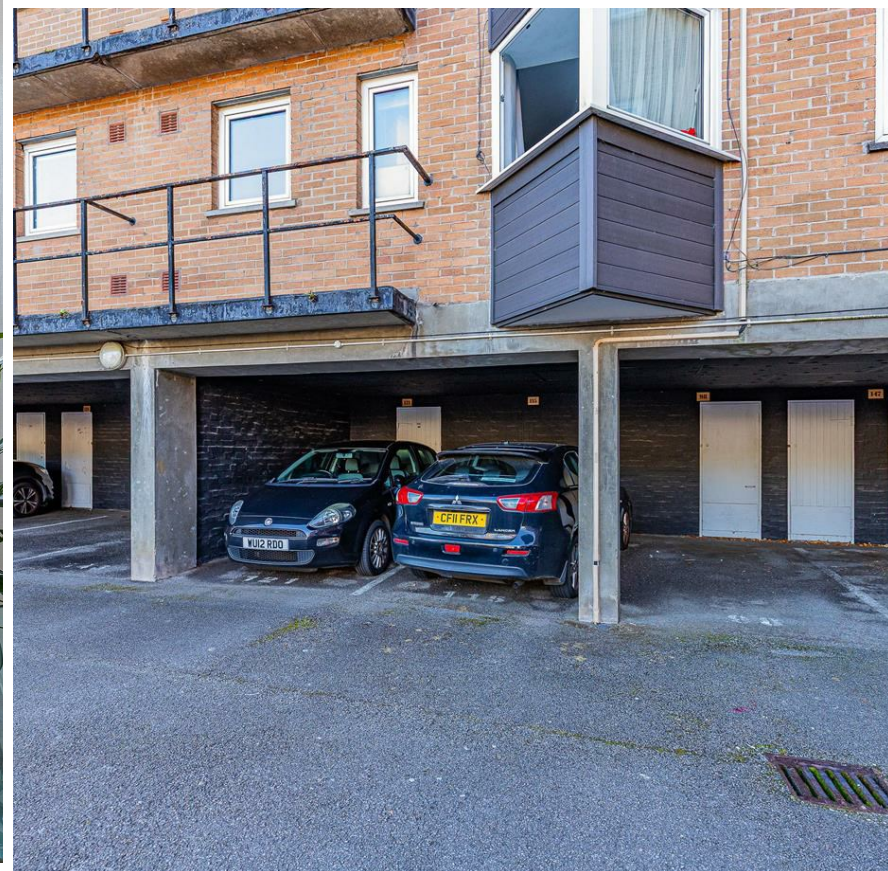
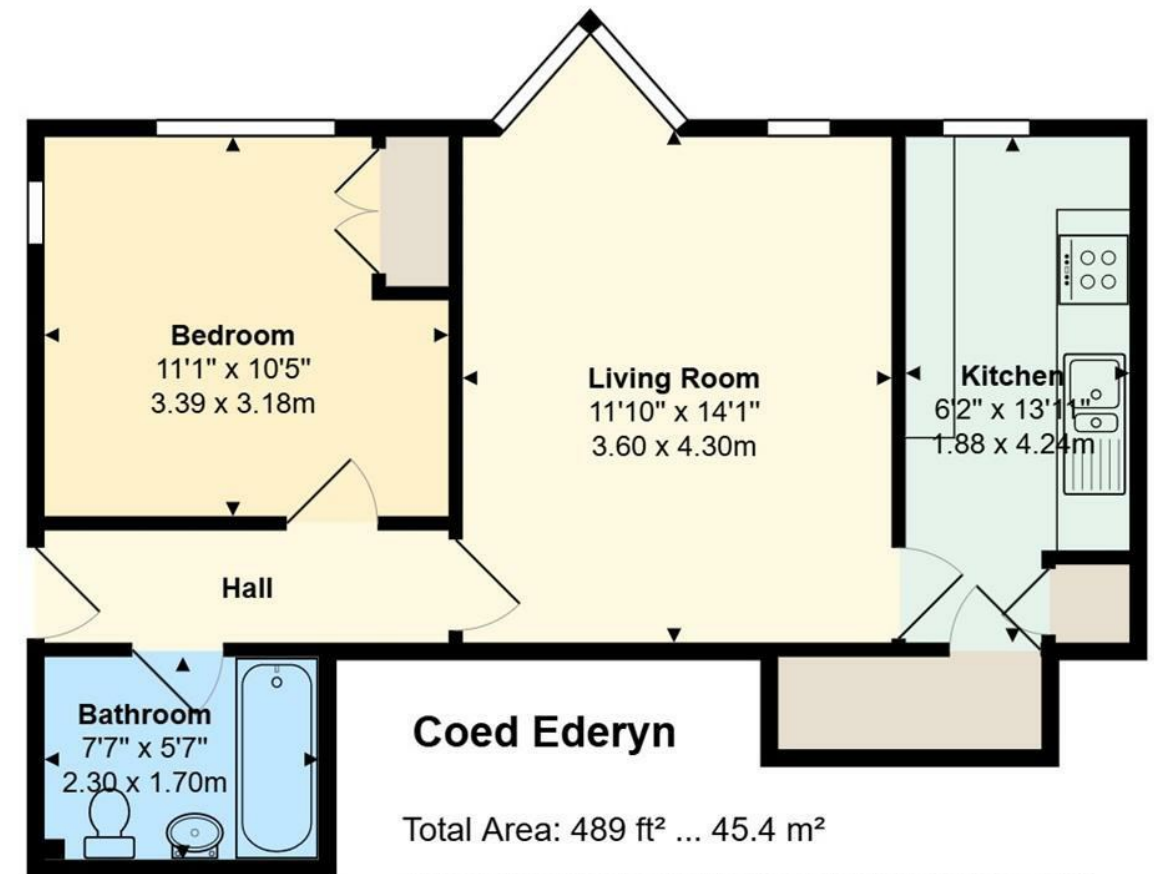


### PROPERTY SPECIALIST

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	