

**ON BEHALF OF THE COURT  
APPOINTED RECEIVER**

3 Bedroom house

**5 Awel Mor, Llanederyn, Cardiff,  
CF23 9QA**

**OIRO £155,000**

### **Property Features**

- Terraced Town House  1 bathrooms
- Approximately 750 sq. ft.  3 bedrooms
- Fantastic location -  Front yard and  
///hints.rate.allow  
rear garden



### **CONTACTS**

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## DESCRIPTION

Offered chain free!

The property comprises 3-bedroom mid-terrace house of traditional construction under a pitched tiled roof. The ground floor opens into a small porch hallway, with a full width lounge at the front and at the rear a dining room/second reception room and the kitchen. Stairs lead direct from the lounge up to the first floor landing, with two double and one single bedroom and a family bathroom.

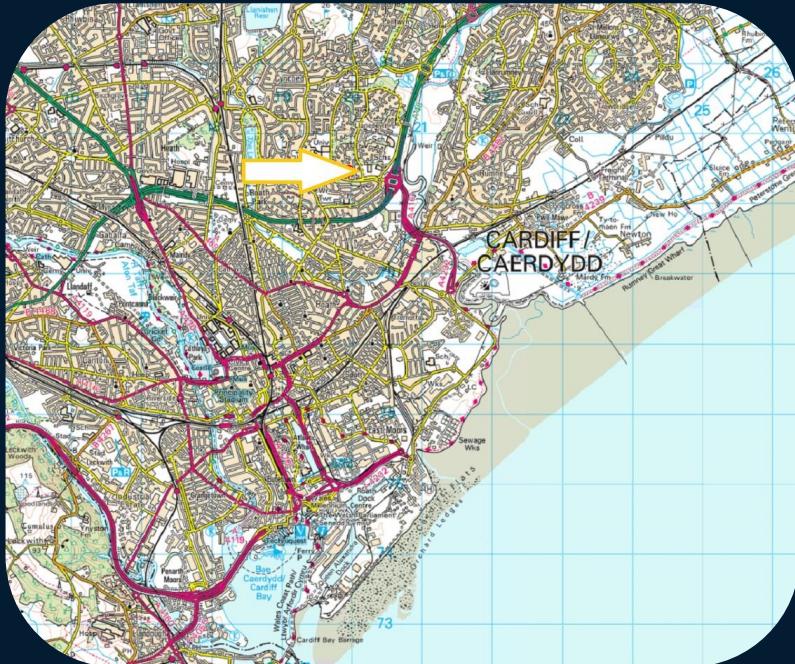
Central heating is via a gas boiler (not tested). Some refurbishment is required.

# Settle into Your SURROUNDINGS

## LOCATION

The property is within a residential area of Llanedeyrn, which is a former village and now a district of Cardiff that lies approximately 2.5 miles northeast of the city centre. Awel Mor is accessed from Circle Way West and road communication links are good with easy access to the A48 and then onto the M4 motorway approximately 5 miles to the north. Close by is Cardiff Metropolitan University Cyncoed Campus.

Situated within walking distance of local amenities and easy access to local schools, bus routes and shops.



## TENURE INFORMATION

The property is held by way of a freehold title.

## ACCOMMODATION

Please refer to the floor plan.

## OUTSIDE

At the front is a small patio area, with an external store and at the rear is an enclosed rear yard. There are defined on-street parking areas close by.

## EPC

Energy Asset rating is to be confirmed.

## Council Tax

Band B – Annual Charge for 2025/2026 will be ££1,495.04.

## PRICE

Offers in the region of £155,000

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

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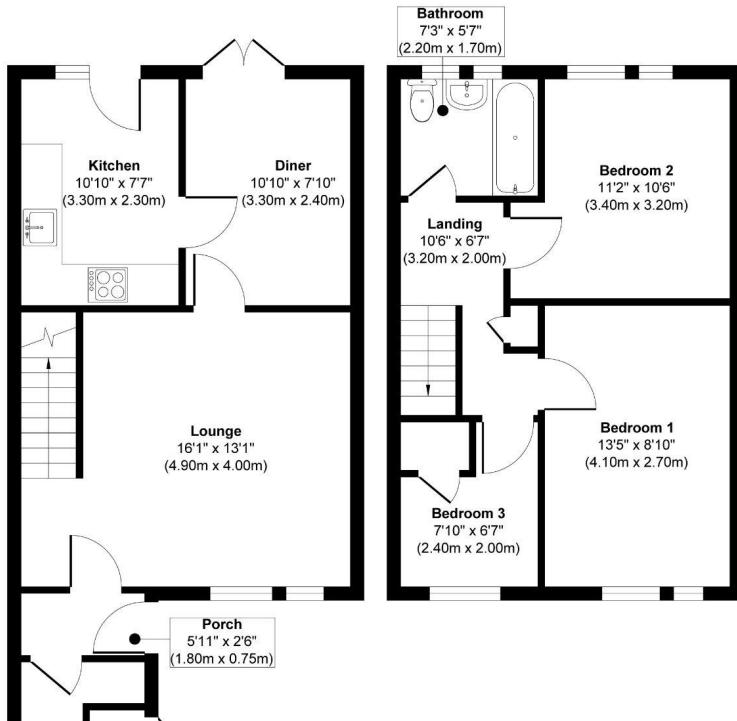
## JAMES ASHWORTH

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**Approx. Gross Internal Floor Area 811 sq. ft / 75.36 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.