



Eastside Quarter Maelfa, Llanedeyrn Cardiff CF23 9PN

welcome to

Eastside Quarter Maelfa, Llanedeyrn Cardiff

No Chain! Modern three-storey home in Eastside Quarter with lounge, cloakroom, kitchen/diner and conservatory to the ground floor. Two bedrooms and bathroom on the first floor, with a full-width master bedroom on the top floor. Includes driveway parking and enclosed rear garden. Move in ready!

Ground Floor

Lounge

14' 11" max x 11' 8" max (4.55m max x 3.56m max)
Double Glazed Composite front door provides access to the lounge. Double glazed window to the front aspect, radiator, single light fitting and laminate flooring. Built in storage cupboard under stairs and access to hall area.

Hall Area

Area between Lounge and Kitchen/Diner providing access to the Ground Floor WC and Kitchen/Diner. Stairs rising to the first floor. Central Heating Thermostat Controller. Laminate Flooring.

Ground Floor Wc

WC, wall hung wash hand basin, radiator, single light fitting, extractor fan and vinyl flooring.

Kitchen/Diner

11' 8" x 7' 7" (3.56m x 2.31m)
Double Glazed window overlooking the conservatory. Double Glazed patio doors providing access to Conservatory. Vinyl flooring, radiator and two light fittings. Fitted kitchen with gas hob, electric oven and integrated cooker hood. Space for washing machine, dishwasher and fridge freezer.

Conservatory

Double Glazed PVC construction with Polycarbonate roof. Vinyl flooring and double glazed pvc patio doors providing access to the rear garden.

First Floor

Landing

Carpeted stairs and landing. Radiator and doors providing access to Family Bathroom, Bedroom 2 and Bedroom 3.

Family Bathroom

7' 11" max x 5' 7" max (2.41m max x 1.70m max)
WC, electric shower over bath, partly tiled walls around bath area, wash hand basin, radiator, vinyl flooring, single light fitting, extractor fan.

Bedroom Three

11' 10" max x 8' 11" max (3.61m max x 2.72m max)
Double Glazed window to rear with fitted roller blinds, radiator, single light fitting, carpeted floor.

Bedroom Two

11' 8" max x 10' 6" max (3.56m max x 3.20m max)
Two Double Glazed windows to front aspect, radiator, single light fitting, carpeted and freestanding wardrobes with sliding doors.

Second Floor

Landing

Carpeted stairs and landing with built in storage cupboard and door to access Bedroom 1.

Bedroom One

20' 3" max x 11' 9" max (6.17m max x 3.58m max)
Three Double Glazed skylights with two to the front aspect and one to the rear aspect. Radiator, single light fitting, carpeted floor and loft hatch

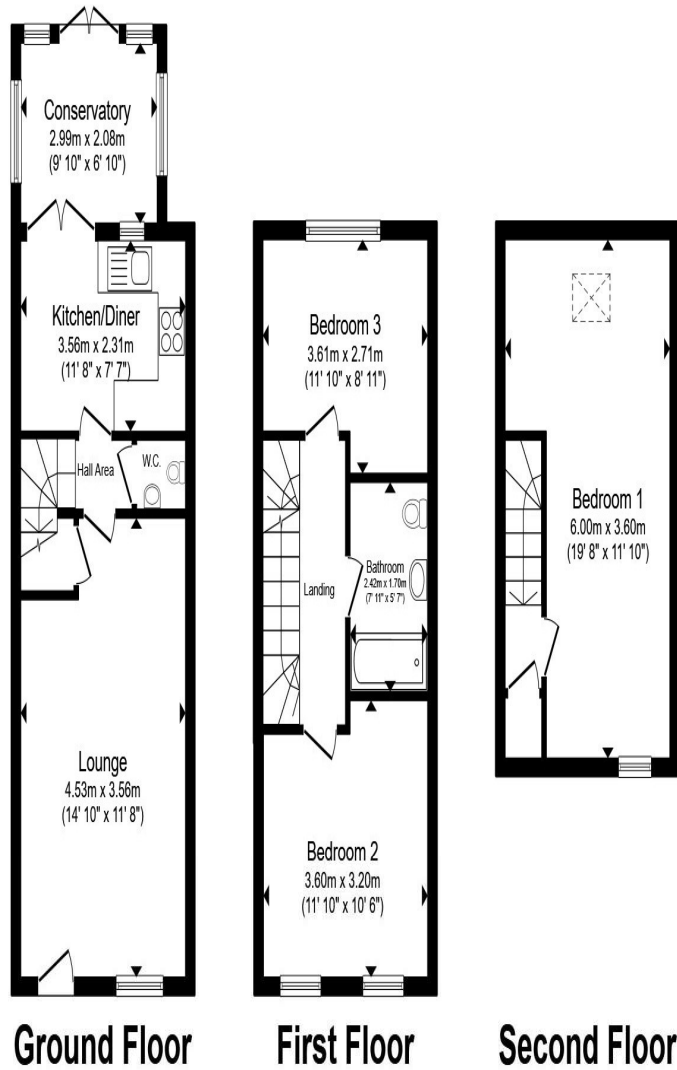
Outside

Rear Garden

Patio area off the conservatory doors, slate chippings to the rear, outside tap and fully enclosed with fences all around.

Driveway

Single Driveway to the front



Total floor area 90.0 m² (969 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to
Eastside Quarter Maelfa,
Llanedeyrn Cardiff

- Three Double Bedrooms
- Open plan kitchen/dining
- Conservatory
- Ground Floor WC
- First Floor Bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£250,000



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Property Ref:
ROA114618 - 0007

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