



Eastside Quarter Maelfa, Llanedeyrn Cardiff CF23 9PN

welcome to

Eastside Quarter Maelfa, Llanedeyrn Cardiff

End-Terrace Home in Llanedeyrn -

Conveniently located near amenities, schools, and transport links, with easy access to Cardiff City Centre and the A48/M4. Two bedrooms, lounge, kitchen/diner, rear garden and off-road parking. Viewing highly recommended.

Ground Floor

Entrance

Via a composite front door into:

Hall

Stairs rising to first floor, lvt flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, lvt flooring and double glazed window to front aspect.

Lounge

15' 9" x 9' 5" (4.80m x 2.87m)

Double glazed window to front aspect, lvt flooring and built in understairs storage cupboard.

Kitchen/Dining Area

12' 7" x 8' (3.84m x 2.44m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine, dishwasher and fridge/freezer, wall mounted combi boiler, radiator, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

12' 7" x 8' 6" (3.84m x 2.59m)

Double glazed window to rear aspect and radiator.

Bedroom Two

12' 8" x 8' 2" (3.86m x 2.49m)

Two double glazed windows to front aspect, radiator and built in airing cupboard over stairs.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, vinyl flooring, partially tiled walls, radiator and double glazed window to side aspect.

Outside

Front

Planted area.

Rear Garden

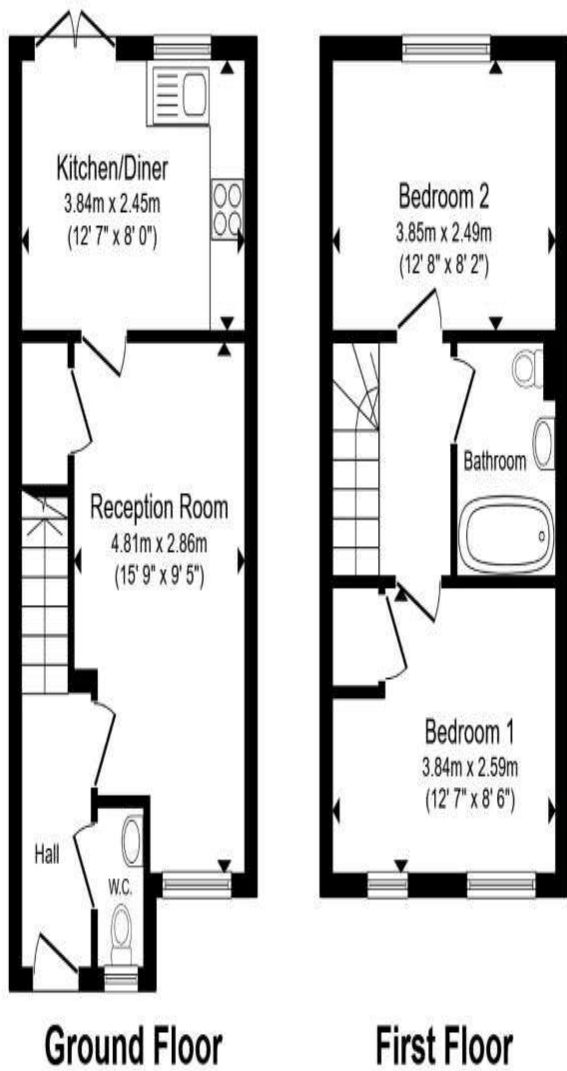
Enclosed with patio area and decking area with gated side access.

Parking

Driveway providing off street parking to rear of the property.

Management Charges

The vendor has advised that a management charge is payable of approx. £223.12 per annum, payable to Western Permanent Property.



Total floor area 58.3 m² (628 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

- End Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen/Dining Area
- Ground Floor WC

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

offers in excess of

£200,000



view this property online allenandharris.co.uk/Property/ROA114872



Property Ref:
ROA114872 - 0002

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk