

140 Coed Edeyrn, Llanederyn  
 Cardiff  
 CF23 9JX

Communal Hallway & Stairs

Entrance Hall

Lounge



Kitchen



Bedroom

Bathroom W.C.



Communal Gardens & Parking



VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>64</b>	<b>England &amp; Wales</b>
		<b>80</b>	EU Directive 2002/91/EC
			<b>68</b>
			<b>80</b>



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Recently Redecorated Purpose Built One Double Bedroom Top Floor Apartment With Pleasant Views. Communal & Entrance Halls, Lounge, Fitted Kitchen With Oven & Hob, Tiled Bathroom W.C. & Shower. New Carpets Throughout. Upvc Windows. Electric Heating. Communal Gardens. Unfurnished. Available now