

Maelfa

LLANEDEYRN, CARDIFF, CF23 9PN

GUIDE PRICE £200,000

**Hern &
Crabtree**



Maelfa

Positioned within the popular Eastside Quarter development in Llanedeyrn, this well presented mid terrace home offers thoughtfully arranged accommodation with private parking, an enclosed rear garden and the added benefit of air conditioning. Built approximately ten years ago, the property has been carefully maintained and provides an excellent opportunity for first time buyers, professionals or investors seeking a home within easy reach of Cardiff city centre.

The ground floor has been designed with day to day living in mind, centred around an open plan kitchen and living space that feels both practical and inviting. The kitchen overlooks the front of the property and is fitted with a range of wall and base units alongside integrated cooking appliances and a breakfast bar for informal dining. To the rear, the living area enjoys direct access onto the garden through glazed patio doors, allowing natural light to move through the space and creating an easy connection between indoors and out.

Upstairs, there are two comfortable bedrooms and a well appointed bathroom, while air conditioning installed within the home provides additional comfort throughout the warmer months. Outside, the rear garden has been arranged for low maintenance enjoyment with paved and gravelled seating areas enclosed by timber fencing.

Eastside Quarter is conveniently placed for access into Cardiff city centre, the A48 and M4 motorway network, making it well suited for commuters. Nearby, residents can enjoy the green open spaces of Rumney Hill Gardens and Roath Park, while local shops, supermarkets and leisure facilities are all within easy reach. The area is also served by a selection of primary and secondary schools together with regular public transport connections into the city centre and surrounding districts.



526.00 sq ft

Entrance Hall

PVC entrance door with two vertical double glazed obscured glass panels. Tiled flooring, radiator and staircase rising to the first floor. Open to the kitchen and living area.

Kitchen

Double glazed window to the front aspect. Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks incorporating a stainless steel one and a half bowl sink with drainer. Integrated four ring gas hob with electric oven and grill. Space for washing machine and fridge. Breakfast bar seating area. Tiled flooring open to the living space.

Living Room

Double glazed patio doors to the rear garden. Tiled flooring, radiator and feature wood panelled wall.

Cloak Room

Tiled flooring continuing from the main living area. WC, wash hand basin and radiator.

First Floor Landing

Wooden balustrade and loft access hatch.

Bedroom One

Double glazed window to the rear aspect. Radiator and air conditioning unit.

Bedroom Two

Two double glazed windows to the front aspect. Radiator.

Bathroom

Tiled flooring with tiled walls around the bath area. Bath with shower attachment, wash hand basin, WC and radiator.

Front Garden and Parking

Private off road parking space to the front together with a small lawned garden and pathway leading to the entrance beneath a storm porch.

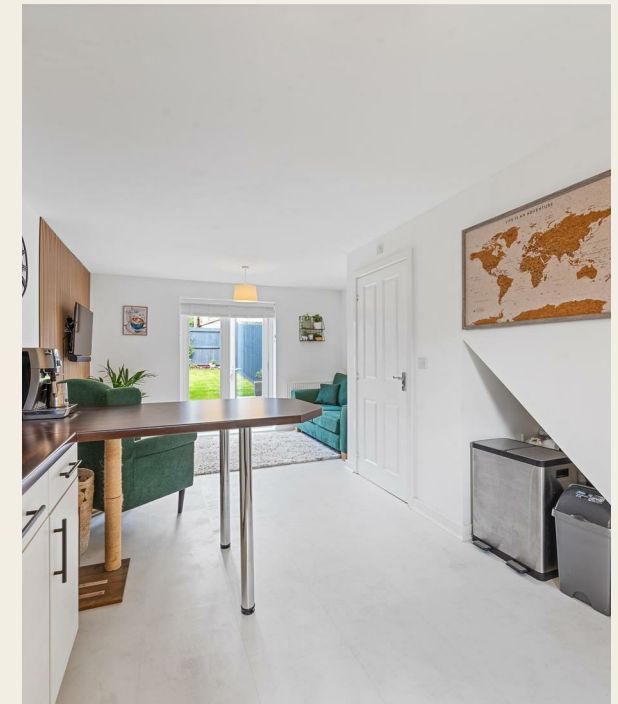
Rear Garden

Enclosed rear garden with timber fencing, paved seating area and gravelled section. External air conditioning unit.

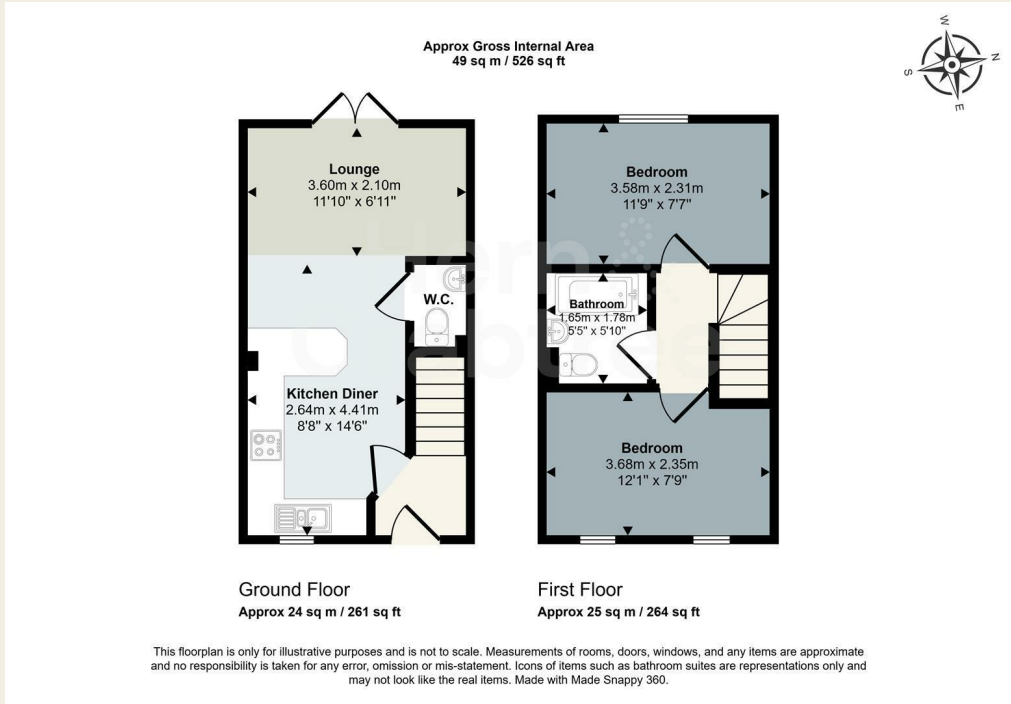
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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