

# Coed Edeyrn

LLANEDEYRN, CARDIFF, CF23 9JZ

£105,000

**Hern &  
Crabtree**



# Coed Edeyrn

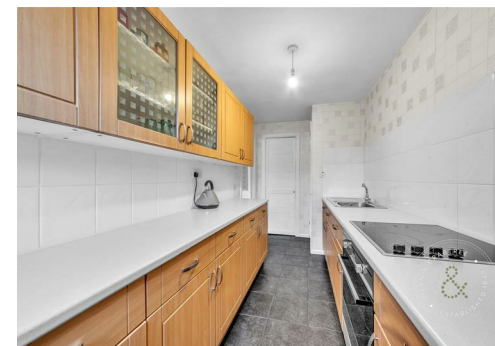
NO CHAIN. This lovely Long Lease third-floor apartment is located in a purpose-built development in the popular area of Llanedeyrn. The property is conveniently situated close to bus links to the City Center, amenities and is walking distance to Cardiff Metropolitan University. There are also nearby links to the A48 and M4 perfect for commuting.

The accommodation briefly comprises an entrance hall, good-sized living room, a separate kitchen, double bedroom with fitted storage and a shower room. This property would make an excellent first time buy or investment.

Llanedeyrn is a well-established, family-friendly neighbourhood located just over three miles east of Cardiff city centre, offering the perfect blend of suburban calm and city convenience. The area is known for its quiet residential streets, strong community feel and access to green spaces, making it an ideal choice for families and professionals alike.

Residents benefit from excellent transport links, with easy access to the A48 and M4 and regular bus routes into the city centre. A good selection of local schools, shops and everyday amenities are close by, while larger retail and leisure options are only a short drive away.

With well-priced housing and a welcoming atmosphere, Llanedeyrn continues to be a popular choice for buyers seeking space, value and connectivity within Cardiff.



**478.00 sq ft**

#### Communal Entrance

Communal entrance hallway, flat entrance on the top floor.

#### Entrance Hall

#### Bedroom

11'4 x 10'3

Double bedroom with obscured window. Double glazed window to the side, fitted wardrobes. Coved ceiling, radiator.

#### Bathroom

7'2 x 5'6

Tiled walls and floor. heated towel rail, walk-in shower, WC, wash basin.

#### Living Room

11'6 x 13'10 max

Double glazed windows to the side, radiator, coved ceiling.

#### Kitchen

13'11 x 6'1

Large storage cupboard, further cupboard with space for washing machine and tumble dryer. Double glazed windows to the side. Wall and base units with complimentary work tops over, tiled splash back, integrated four ring electric hob and oven. Sink and drainer, space for fridge freezer. Tiled floors.

#### External

Communal gardens with benches.

#### Additional Information

We have been advised by the vendor that the property is Leasehold - 999 years from 1983.

Annual Ground Rent - £50

Service and maintenance charge £75 PCM

These details will need to be verified by your solicitor.

EPC - F

Council Tax - B

#### Further Details

##### Tenure & Leasehold Information

Letting: Permitted, subject to lease restrictions

Pets: Not permitted under the lease

Communal areas: Communal outdoor space available

Communal heating/cooling: None

(Lease length to be confirmed by seller's solicitor)

#### Parking

Parking: Available on a first-come, first-served basis

Location: Multiple car parks within the development

#### Heating, Utilities & Services

Heating: Electric heating

Gas: No mains gas connection

Electricity: Mains electric

Water: Mains water (metered)

Water meter location: Above the front door

Electric supplier: 100Green

Smart electric meter: Yes

Central heating servicing: Not applicable (electric system)

#### Disclaimer

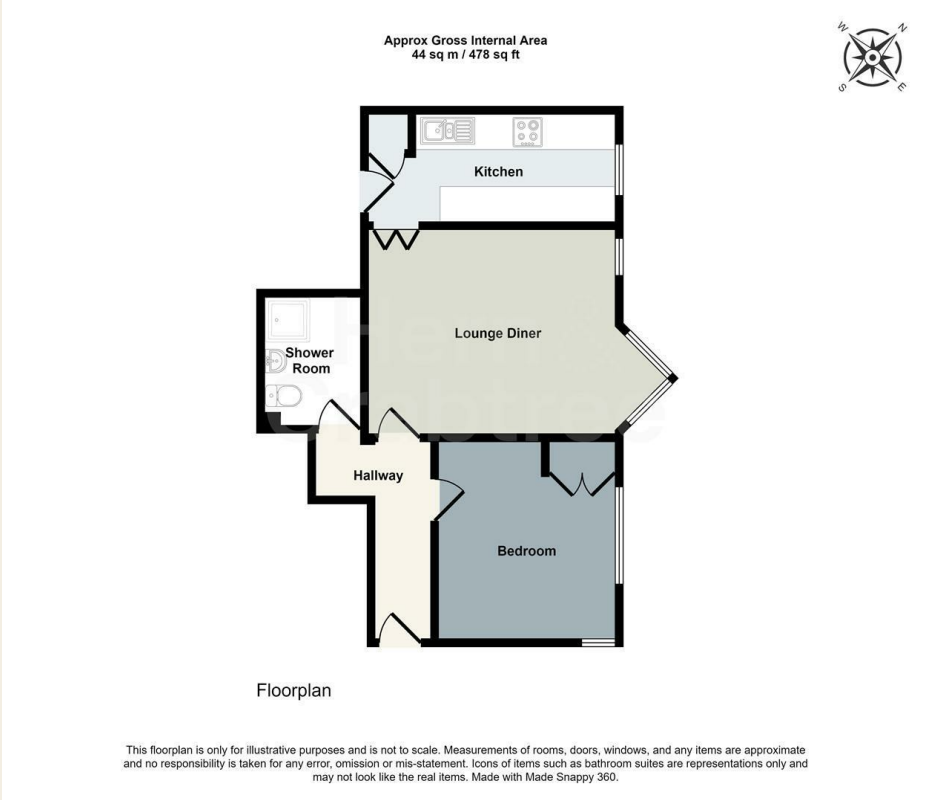
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C.

Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

