



Eastside Quarter Maelfa, Llanedeyrn Cardiff CF23 9PN

welcome to

Eastside Quarter Maelfa, Llanedeyrn Cardiff

A well-presented three-bedroom mid-terrace home in the popular Llanedeyrn area, offering spacious accommodation over three floors, an enclosed rear garden, and allocated parking. Ideally located close to local amenities, schools, and transport links. Early viewing recommended.

Ground Floor

Entrance

Via a double glazed front door into:

Lounge

15' 6" x 12' 2" (4.72m x 3.71m)

Double glazed window to front aspect, radiator, built in understairs storage cupboard and access to:

Hall Area

Stairs rising to first floor and doors providing access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, radiator and extractor fan.

Dining Area

8' 4" x 5' 10" (2.54m x 1.78m)

Double glazed patio doors providing access to rear garden, radiator and opens to:

Kitchen Area

9' 7" x 5' 1" (2.92m x 1.55m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, powerpoints and double glazed window to rear aspect.

First Floor

Landing

Stairs rising to the second floor and doors providing access to:

Bedroom Two

12' 2" x 9' (3.71m x 2.74m)

Two double glazed windows to front aspect, radiator, powerpoints and fitted wardrobes.

Bedroom Three

12' 2" x 9' (3.71m x 2.74m)

Double glazed window to rear aspect, radiator, powerpoints and fitted wardrobes.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, tiled around bath and radiator.

Second Floor

Landing

Built in storage cupboard and door providing access to:

Bedroom One

20' 8" x 12' 2" (6.30m x 3.71m)

Three double glazed skylights, two to front aspect and one to rear aspect, radiator, powerpoints and loft hatch.

Outside

Front

Allocated parking with step leading up to front entrance.

Rear Garden

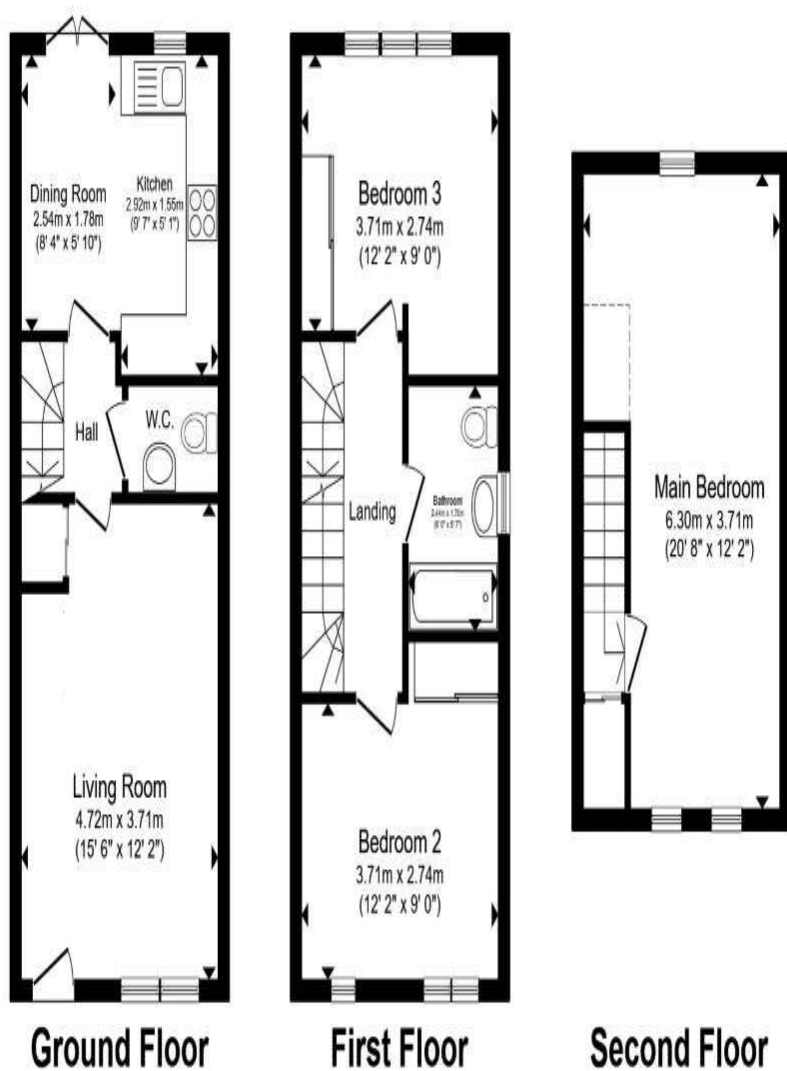
Enclosed with paved patio area and area laid to lawn.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

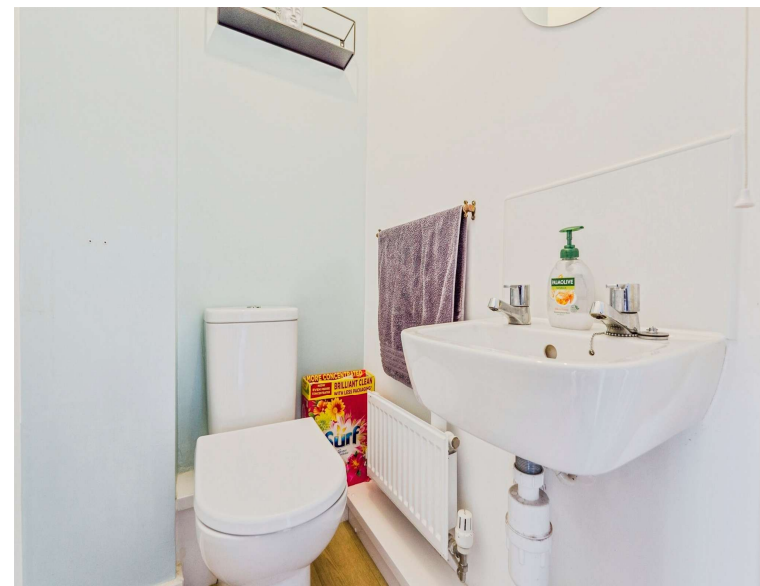
Service Charge

The vendor has advised that the current annual service charge for this property is approx. £200.



Total floor area 91.4 m² (984 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**

- Mid Terraced Home
- Three Bedrooms
- Lounge and Downstairs WC
- Fitted Kitchen Area/Dining Area
- Family Bathroom

Tenure: Freehold EPC Rating: A
Council Tax Band: C

£250,000



view this property online allenandharris.co.uk/Property/ROA109499



Property Ref:
ROA109499 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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