



Eastside Quarter Maelfa, Llanedeyrn Cardiff CF23 9PN

welcome to

Eastside Quarter Maelfa, Llanedeyrn Cardiff

End-terrace townhouse in popular Llanedeyrn, close to amenities, schools, transport links and with easy access to Cardiff city centre and the A48/M4. The property offers a lounge, kitchen and WC, three bedrooms over two floors, family bathroom, enclosed rear garden and off-street parking.

Ground Floor

Entrance

Via a double glazed composite front door into:

Lounge

15' x 11' 10" (4.57m x 3.61m)

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

Hall Area

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

Downstairs Wc

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

Kitchen/Diner

11' 10" x 8' 9" (3.61m x 2.67m)

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

First Floor

Landing

Stairs rising to second floor, radiator and doors providing access to:

Bedroom Two

11' 10" x 10' 7" (3.61m x 3.23m)

Two double glazed windows to front aspect and radiator.

Bedroom Three

11' 10" x 8' 10" (3.61m x 2.69m)

Double glazed window to rear aspect and radiator.

Bathroom

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

Second Floor

Landing

Door providing access to:

Bedroom One

20' 7" x 11' 11" (6.27m x 3.63m)

Two double glazed skylights to front aspect, one double glazed skylight to rear aspect and two radiators.

Outside

Front

Planted area with driveway to side providing off street parking.

Rear Garden

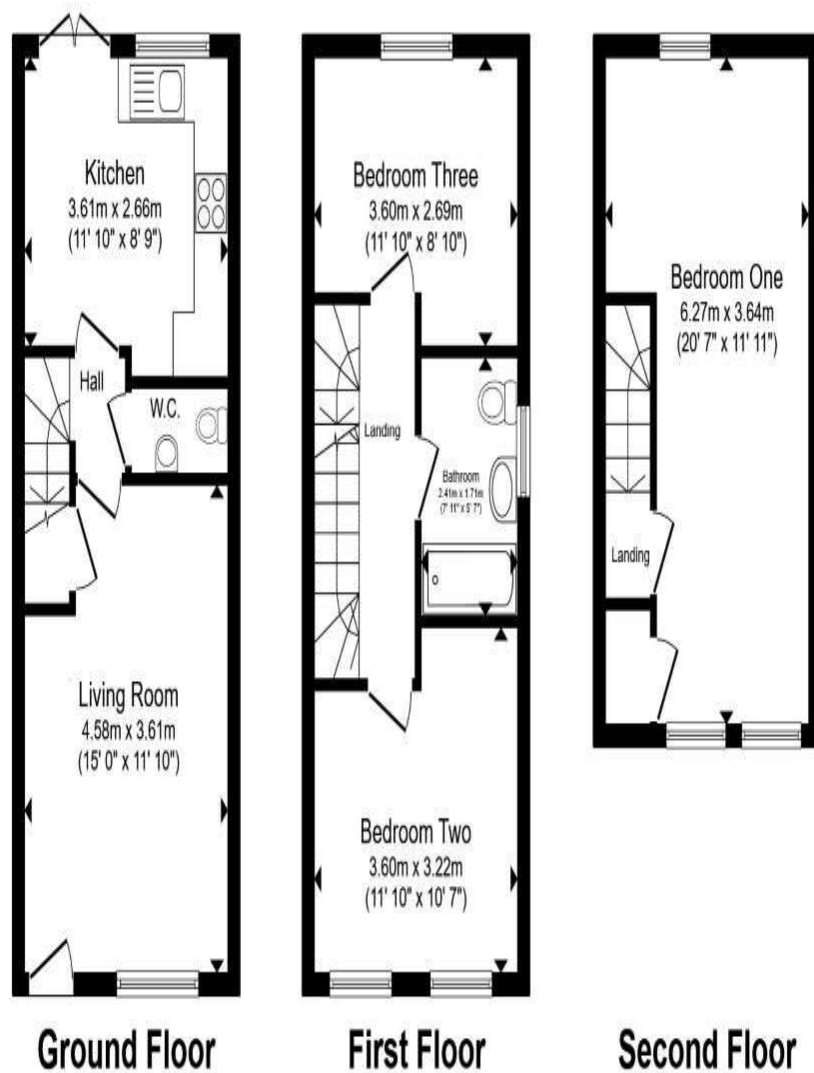
Enclosed with area laid to lawn, decking area, paved area housing composite shed to remain and gated side access.

Management Charge

The vendor has advised that approx. £190.00 per annum is payable to Western Permanent Property.

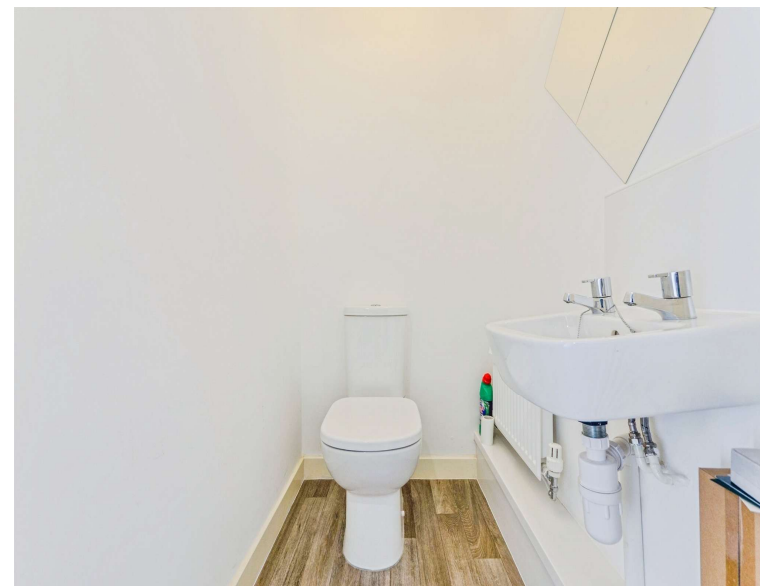
Estate Agents Notes

"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."



Total floor area 83.7 m² (901 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 Townhouse
- Three Bedrooms
- Lounge
- Fitted Kitchen/Diner
- Downstairs WC

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

offers in excess of

£250,000



view this property online allenandharris.co.uk/Property/ROA114440



Property Ref:
ROA114440 - 0004

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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