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MR HOMES
SALES & LETTINGS



Coed Edeyrn
Llanedeyrn, Cardiff
CF23 9JT

Guide Price £250,000 to £260,000
Freehold

Coed Edeyrn, Llanedeyrn, Cardiff, CF23 9JT

Overview

- NO CHAIN!!!
- IMMACULATE THROUGHOUT
- DRIVEWAY & GARAGE
- LANDSCAPED GARDENS FRONT & REAR
- DOWNSTAIRS SHOWER ROOM
- MODERN KITCHEN/DINER
- CLOSE TO POPULAR SCHOOLS
- FANTASTIC ENTERTAINING SPACE TO REAR
- uPVC DG WINDOWS & GAS C/H COMBI BOILER
- FREEHOLD



NO CHAIN!!! - IDEAL FOR FIRST TIME BUYERS
- IMMACULATELY KEPT 3-BED FAMILY HOME
- OPEN-PLAN KITCHEN & DINING AREA -
DOWNSTAIRS SHOWER ROOM - LANDSCAPED
FRONT & REAR GARDENS - GARAGE & OFF-
ROAD PARKING SPACE – FREEHOLD

MR HOMES Offer FOR SALE this Modernised 3-Bedroom Family Home, comprising in brief: Entrance Hall; Downstairs Shower Room with Storage Cupboard; Re-Fitted Kitchen with Open-Plan Dining Area; Living Room; Staircase to First Floor Landing with access to Bedrooms 1, 2 & 3 and Family Bathroom. The Front Garden is Low-Maintenance with tiered levels all laid with stone pavers. The Rear Garden is similarly Low-Maintenance and absolutely ideal for outdoor entertaining with two large decked areas, including decorative outdoor lamp, water feature and hot tub. Garage & Off-Road Parking Space. uPVC Double Glazing and Gas Central Heating powered by a Vaillant Combi-Boiler.

EPC Rating: TBC
Council Tax Band: C

Viewings by appointment ONLY

CALL 02920 204 555
ONLINE WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE FROM
INDEPENDENT SPECIALISTS INFIMO LTD



Outside Front

Concrete Driveway leading to Garage; Private Front Garden made up of Tiered Slabbed Areas with Fencing Panels

Entrance Hall

10' 8" max x 11' 2" max (3.25m x 3.40m)

Carpeted; Double Radiator; access to Living Room, Kitchen and Shower Room; Staircase rising to First Floor

Downstairs Shower Room

7' 4" x 6' 0" (2.23m x 1.83m)

Tiled Flooring; Double Radiator; Matching White Suite comprising Pedestal Wash Hand Basin with separate hot and cold taps; WC; Double Shower Tray with Triton Enrich Electric Shower; Extractor Fan; uPVC Obscured DG Window to Side; Storage Cupboard

Kitchen/Diner

22' 5" x 7' 9" (6.83m x 2.36m)

Accessed via timber door with glazed panels; Tiled Flooring; Matching Wall and Base Units; Lamona Stainless Steel Sink with Hose Type Stainless Steel Mixer Tap, Half Bowl and Draining Board; 4 Ring Gas Hob with Extractor Hood Over; Hoover Integrated Electric Oven; American-style Double Door Fridge/Freezer; space and plumbing for washing machine; uPVC Windows, one to front and one to rear

Living Room

15' 6" x 11' 1" (4.72m x 3.38m)

Laminate Wood Flooring; Double Radiator; uPVC DG Window to side; uPVC Sliding Patio Door to providing access to rear garden

First Floor Landing

5' 8" x 3' 9" (1.73m x 1.14m)

Carpeted; access to Bedrooms 1, 2 & 3 and Family Bathroom; access hatch to loft

Bedroom 1

12' 3" max x 9' 10" max (3.73m x 2.99m)

Carpeted; inbuilt wardrobes; double radiator; uPVC DG window to rear

Bedroom 2

9' 7" max x 9' 9" (2.92m x 2.97m)

Carpeted; Inbuilt Wardrobes; Double Radiator; uPVC DG window to rear

Bedroom 3

Carpeted; Cupboard housing Vaillant Gas CH Combi Boiler; uPVC DG window to front

Family Bathroom

4' 6" x 8' 11" (1.37m x 2.72m)

Fully Tiled Floors and Walls; Matching White Suite comprising Bath with separate hot and cold taps; Pedestal Wash Hand Basin with separate hot and cold taps; WC; uPVC Obscured DG Window; Storage Cupboard

Garage

17' 0" x 9' 7" (5.18m x 2.92m)

Manual Up and Over Garage Door; Concrete Flooring; Gas and Electric Meters and RCD Consumer Unit

Rear Garden

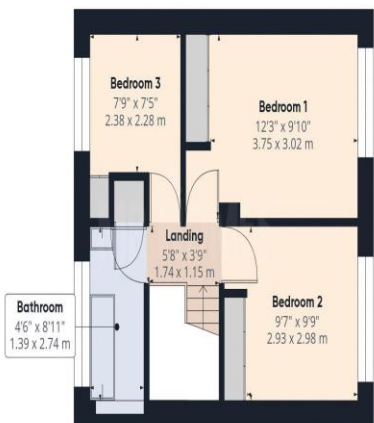
Tiered Decking Areas; Decorative Outdoor Lamp; Electrical Sockets; Water Feature; Hot Tub; Pedestrian Access to Rear Lane via Timber Gate



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1077.2 ft²
100.08 m²

Reduced headroom

0.59 ft²
0.06 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF & THE VALE

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