



# Coed Edeyrn

1 Bedrooms - Cardiff - CF23 9JZ - £600 PCM



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

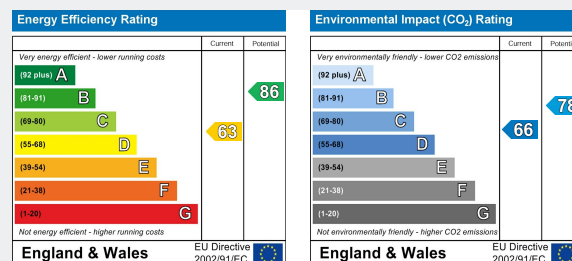
**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

029 2049 9680  
info@jeffreycross.co.uk  
www.jeffreycross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

### Agency Disclaimer

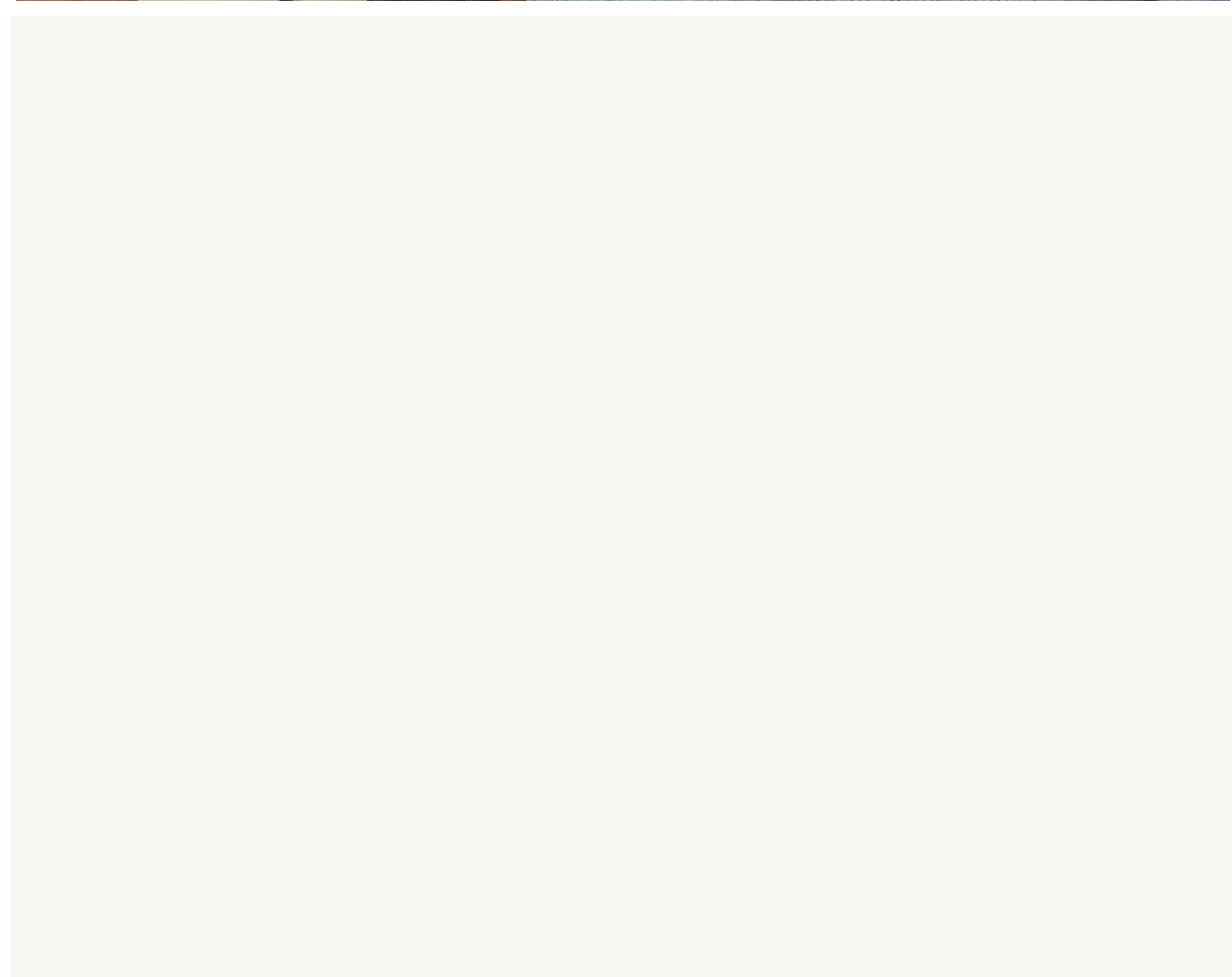
Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.



JeffreyRoss

find us on









Situated on the first floor is this very spacious and well presented 1 bedroom apartment. The property briefly comprises, large open plan living / dining and kitchen area with integrated appliances to include a dishwasher. Modern fitted throughout, fully tiled bathroom with shower over bath and very good size double bedroom. To the front of the development is allocated parking and benefits from ground floor storage unit.

The property is offered furnished. Coed Edyern apartments are situated within walking distance to UWIC and great transport links to Newport.

EPC RATING of D.  
COUNCIL TAX BAND of B.

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

sq ft

