



**Eastside Quarter Maelfa, Llanedeyrn Cardiff CF23 9PN**

**welcome to**

## **Eastside Quarter Maelfa, Llanedeyrn Cardiff**

A very well presented three storey home situated on this lovely development just a short walk from local shops, schools and bus routes and also a short drive from the A48/M4 access corridor. Viewing is highly recommended! Call us today!

### **Ground Floor**

#### **Lounge**

14' 11" max x 11' 8" max ( 4.55m max x 3.56m max )  
Double Glazed Composite front door provides access to the lounge. Double glazed window to the front aspect, radiator, single light fitting and laminate flooring. Built in storage cupboard under stairs and access to hall area.

#### **Hall Area**

Area between Lounge and Kitchen/Diner providing access to the Ground Floor WC and stairs rising to the first floor. Laminate floor. Central Heating Thermostat Controller. Laminate Flooring.

#### **Ground Floor Wc**

WC, wall hung wash hand basin, radiator, single light fitting, extractor fan and vinyl flooring.

#### **Kitchen/Diner**

11' 8" x 7' 7" ( 3.56m x 2.31m )  
Double Glazed window overlooking the conservatory. Double Glazed patio doors providing access to Conservatory. Vinyl flooring, radiator and two light fittings. Fitted kitchen with gas hob, electric oven and integrated cooker hood. Space for washing machine, dishwasher and fridge freezer.

#### **Conservatory**

Double Glazed PVC construction with Polycarbonate roof. Vinyl flooring and double glazed pvc patio doors providing access to the rear garden.

### **First Floor**

#### **Landing**

Carpeted stairs and landing. Radiator and doors providing access to Family Bathroom, Bedroom 2 and Bedroom 3.

#### **Family Bathroom**

7' 11" max x 5' 7" max ( 2.41m max x 1.70m max )  
WC, electric shower over bath, partly tiled walls around bath area, wash hand basin, radiator, vinyl flooring, single light fitting, extractor fan.

#### **Bedroom Three**

11' 10" max x 8' 11" max ( 3.61m max x 2.72m max )  
Double Glazed window to rear with fitted roller blinds, radiator, single light fitting, carpeted floor.

#### **Bedroom Two**

11' 8" max x 10' 6" max ( 3.56m max x 3.20m max )  
Two Double Glazed windows to front aspect, radiator, single light fitting, carpeted and freestanding wardrobes with sliding doors.

### **Second Floor**

#### **Landing**

Carpeted stairs and landing with built in storage cupboard and door to access Bedroom 1.

#### **Bedroom One**

20' 3" max x 11' 9" max ( 6.17m max x 3.58m max )  
Three Double Glazed skylights with two to the front aspect and one to the rear aspect. Radiator, single light fitting, carpeted floor and loft hatch

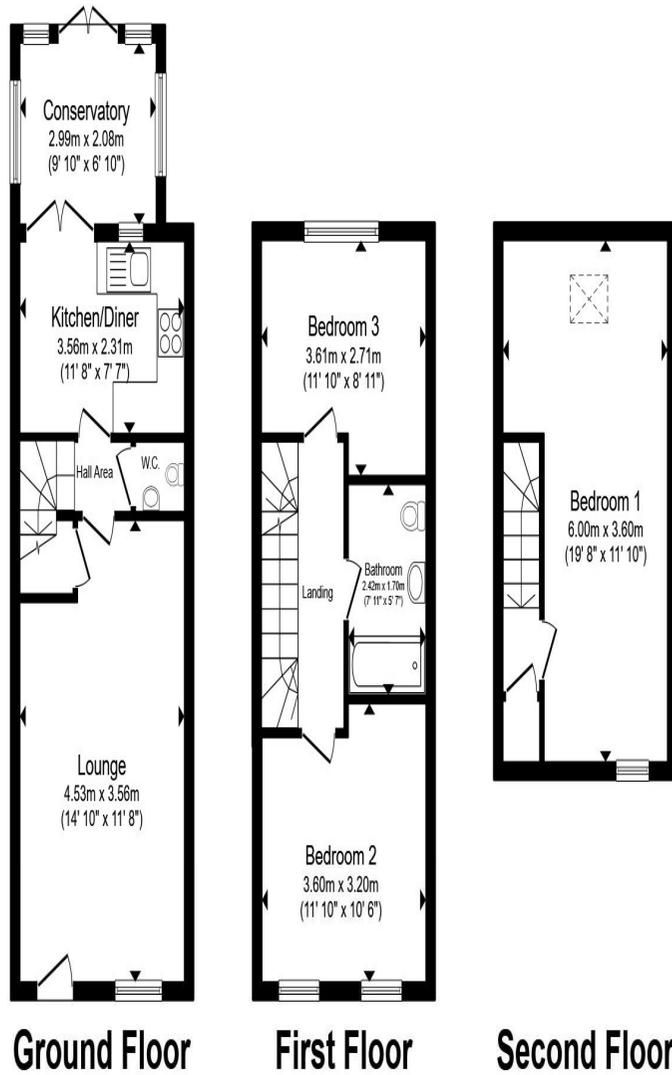
#### **Outside**

#### **Rear Garden**

Patio area off the conservatory doors, slate chippings to the rear, outside tap and fully enclosed with fences all around.

#### **Driveway**

Single Driveway to the front



Total floor area 90.0 m<sup>2</sup> (969 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](http://www.propertybox.io)



**welcome to**  
**Eastside Quarter Maelfa,**  
**Llanedeyrn Cardiff**

- Three Double Bedrooms
- Open plan kitchen/dining
- Conservatory
- Ground Floor WC
- First Floor Bathroom

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

**£260,000**



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Property Ref:  
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