

FOR SALE | Offers in Excess of £215,000 | Eastside Quarter, Llanedeyrn, Cardiff CF23 9PN

MODERN, NEUTRALLY DECORATED AND WELL PRESENTED END-TERRACE DWELLING LOCATED IN A QUIET CUL-DE-SAC LOCATION ON THIS NEW BUILD ESTATE. INTERNAL VIEWING ADVISED.



CHAMBERS

EST. 1992

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### Description

Chambers Estate Agents are delighted to receive formal instructions to market this modern end-terrace dwelling located on Eastside Quarter, Llanedeyrn.

The accommodation, which is neutrally decorated throughout, briefly comprises entrance hall, cloakroom/wc, living room, kitchen/breakfast room, two bedrooms and a modern bathroom suite. The accommodation further benefits from gas central heating via combination boiler, Upvc double glazing, enclosed low maintenance rear garden with raised decked area and residents parking.

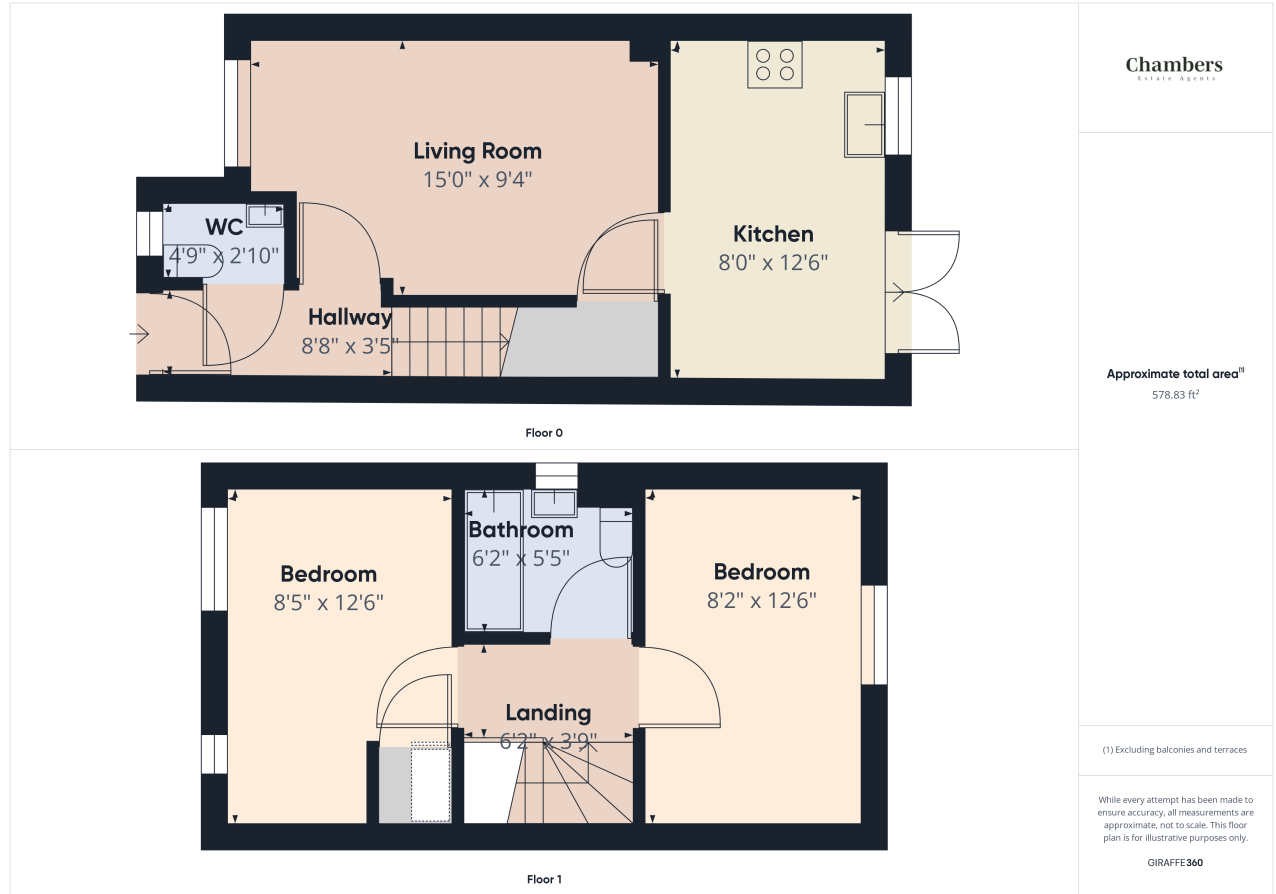
Eastside Quarter, built by well established house builders, Persimmon Homes, is a new build estate on the east side of Cardiff and is a convenient residential location in close proximity to local amenities and within easy reach of the city centre. There is almost immediate access to the A460 & M4 link roads.

A perfect home for those looking to get on the housing ladder.

Internal viewing advised.

#### Additional Information:

Tenure: Freehold. Please verify via your Solicitor/Conveyancer.  
 Council Tax Band: E. Approximately £2097.00 per annum.  
 Land Transaction Tax: £0 based on the asking price.  
 Square Footage: 578.83 Sq Ft. Please verify via your own means.  
 Service Charge: The vendor has informed us that there is a monthly service charge of £25.00 payable.



**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.