



**Awel Mor, Llanedeyrn, Cardiff, CF23 9QA**

**£190,000**



- **Three Bedrooms**
- **Ideal First Time Buy**
- **No Onward Chain**
- **Close To Local Amenities**
- **EPC Rating TBC**

# Description...

Welcome to this inviting 3-bedroom terraced house located in the heart of Llanedeyrn, a vibrant and family-friendly community. This property presents a fantastic opportunity for first-time buyers and investors alike, looking to add value in a sought-after area.

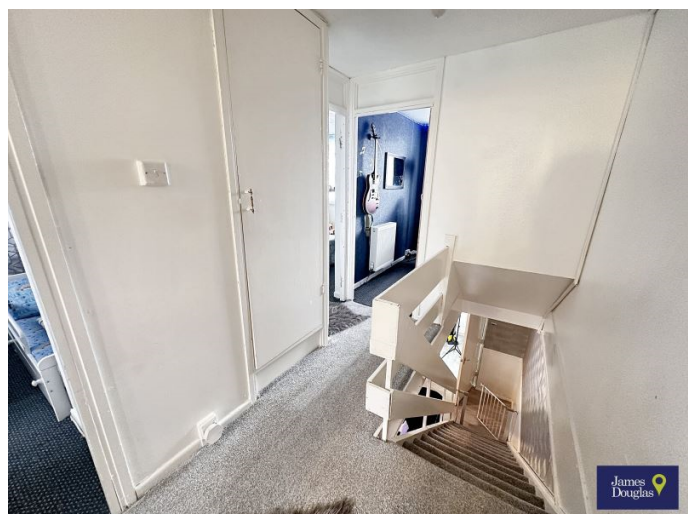
Upon entering, you'll find a spacious living room that flows into a functional kitchen, offering plenty of potential for modern updates or a complete renovation. The open layout creates a warm and welcoming atmosphere, perfect for entertaining or relaxing with family.

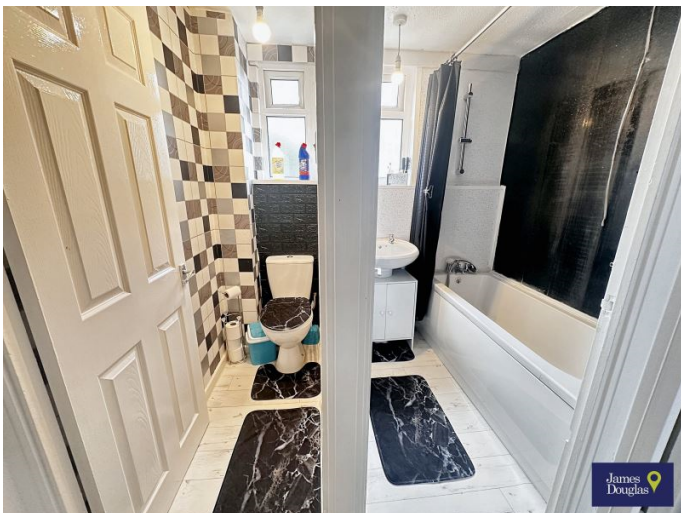
The property features three well-proportioned bedrooms, each offering ample space and natural light, making them ideal for restful nights or creative office spaces. The shared bathroom, while in fair condition, presents an opportunity for upgrades, where you can create your personal sanctuary.

Located close to local amenities, schools, and transport links, this property is perfectly positioned for convenient living. With excellent potential for buy-to-let options, it represents an outstanding investment opportunity in a growing market.

Don't miss out on this exciting chance – schedule a viewing today and envision the possibilities that await you in this charming Llanedeyrn home!

# Accommodation...



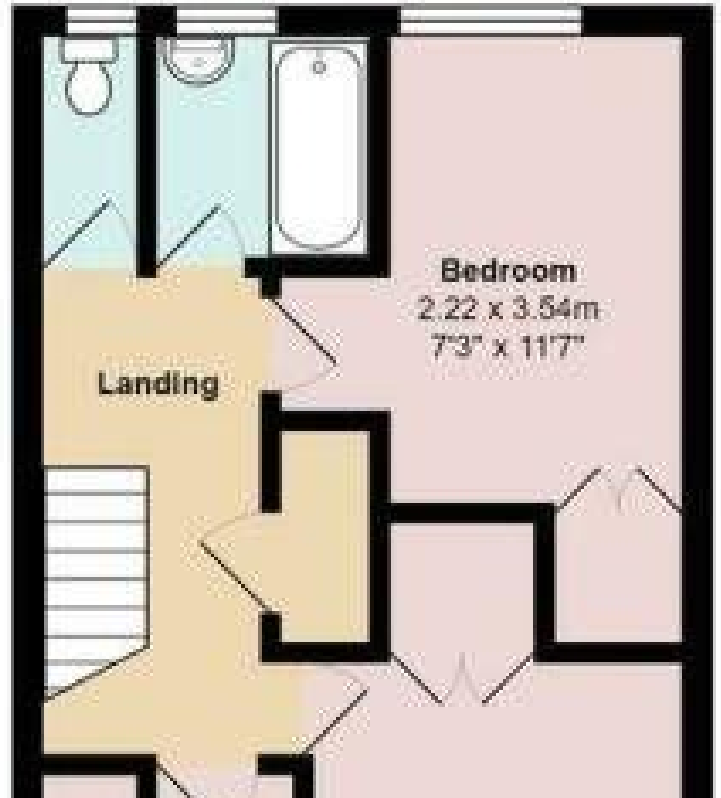


Awel Mor



# Floorplan

Awel Mor



# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	