



**Chapel Wood
Llanedeyrn
Cardiff
South Glamorgan
CF23 9EL**

Offers In Excess Of £170,000

bettermove

Chapel Wood Cardiff

Bettermove are delighted to present this charming 3 bedroom terraced house in Llanedeyrn, available with no forward chain.

The property benefits from gas central heating throughout. The council tax band is C.

The interior of this spacious property comprises an open plan kitchen/dining room, living room and WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with patio and gravel seating areas, perfect for enjoying the summer months.

Situated in the popular Llanedeyrn area, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A48, A4232, Heath High Level and Low Level rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

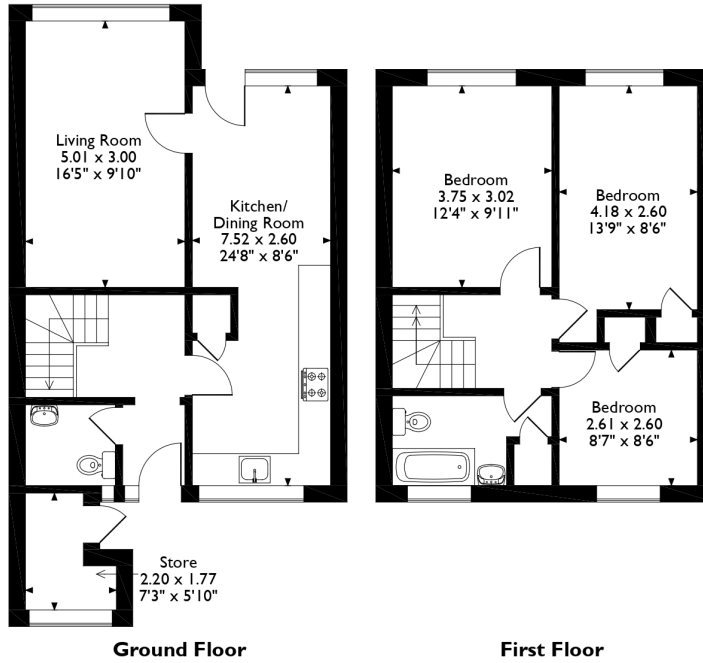
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Chapel Wood, Llanedeyrn, Cardiff, Caerdydd
 Approximate Gross Internal Area
 Main House = 90 Sq M/969 Sq Ft
 Store = 3 Sq M/32 Sq Ft
 Total = 93 Sq M/1001 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk