



**Coed-Y-Gores, Llanedeyrn Cardiff CF23 9NN**

**welcome to**

## **Coed-Y-Gores, Llanedeyrn Cardiff**

NO CHAIN! A FOUR BEDROOM end link home, set in the popular location of LLANEDEYRN, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Porch**

Double glazed construction, tiled flooring and single glazed wooden door into:

#### **Hallway**

Stairs rising to first floor, two storage cupboards and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin and vinyl flooring.

#### **Lounge**

15' 2" Max x 11' 5" Max ( 4.62m Max x 3.48m Max )

Double glazed window to front aspect, single glazed window to rear aspect, electric fire, laminate flooring and radiator.

#### **Dining Area**

9' 11" x 9' 2" ( 3.02m x 2.79m )

Double glazed window to front aspect, laminate flooring, radiator and open plan to:

#### **Kitchen Area**

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, cooker hood, tiled flooring and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Three storage cupboards and doors providing access to:

#### **Bedroom One**

12' 2" x 8' 1" ( 3.71m x 2.46m )

Double glazed window to front aspect, radiator and fitted wardrobe with sliding door.

#### **Bedroom Two**

12' 3" x 8' 9" ( 3.73m x 2.67m )

Double glazed window to front aspect and radiator.

#### **Bedroom Three**

12' 3" x 5' 11" ( 3.73m x 1.80m )

Double glazed window to rear aspect, single glazed window to rear aspect and radiator.

#### **Bedroom Four**

9' 3" Max x 9' 3" Max ( 2.82m Max x 2.82m Max )

L Shaped Room - Double glazed window to front aspect and radiator.

#### **Shower Room**

Fitted with a three piece suite comprising walk in shower, wash hand basin, WC, tiled walls, vinyl flooring and single glazed window to rear aspect.

### **Outside**

#### **Front Garden**

Area laid to lawn with footpath.

#### **Rear Garden**

Mainly paved with gated access.

#### **Garage**

16' 6" x 8' 5" ( 5.03m x 2.57m )

With up and over door, gas meter and single glazed pedestrian wooden door from rear garden.



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.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Coed-Y-Gores,**  
**Llanedeyrn Cardiff**

- End Link Home
- Four Bedroom
- Lounge and Downstairs WC
- Fitted Kitchen Area and Dining Area
- First Floor Shower Room
- Front and Rear Gardens
- Garage

Tenure: Freehold EPC Rating: C

offers in excess of

**£210,000**



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