

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" ($3.71m \times 2.46m$) 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" ($3.73m \times 1.80m$) 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.

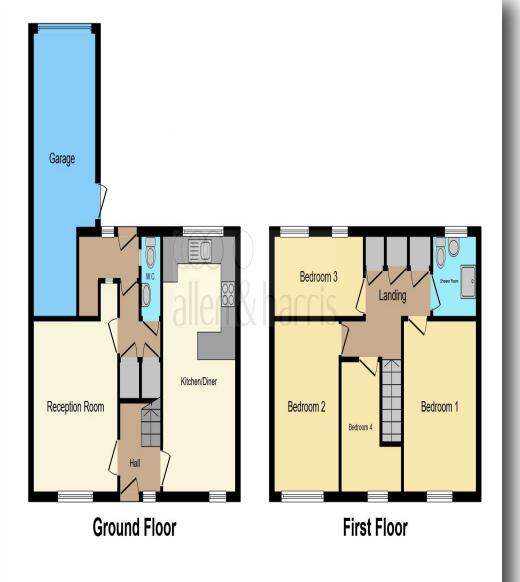
Outside

Front Garden Area laid to lawn with footpath.

Rear Garden Mainly paved with gated access.

Garage

16' 6" \bar{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





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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Property Ref: ROA113471 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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