



Chapel Wood, Llanedeyrn Cardiff CF23 9EL

welcome to

Chapel Wood, Llanedeyrn Cardiff

NO ONWARD CHAIN! A THREE BEDROOM end terraced 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. Viewing's Recommended!

Ground Floor

Entrance

Via a double glazed door to side providing access into:

Hallway

Access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin inset to vanity unit, laminate flooring and double glazed window to rear aspect.

Lounge

16' 9" x 13' 5" (5.11m x 4.09m)

Two double glazed windows to front aspect, electric fire, radiator and access to:

Kitchen

13' 6" x 10' 11" (4.11m x 3.33m)

Newly fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and oven, spaces for washing machine and fridge/freezer, tiled flooring, radiator, double glazed windows to front and rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Double glazed window to front aspect, built in cupboard housing combi boiler and doors providing access to:

Bedroom One

13' 6" x 9' 8" (4.11m x 2.95m)

Double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom Two

13' 5" Max x 9' 3" Max (4.09m Max x 2.82m Max)

Double glazed window to rear aspect and radiator.

Bedroom Three

10' 7" Max x 8' 8" Max (3.23m Max x 2.64m Max)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, radiator, laminate flooring and double glazed window to side aspect.

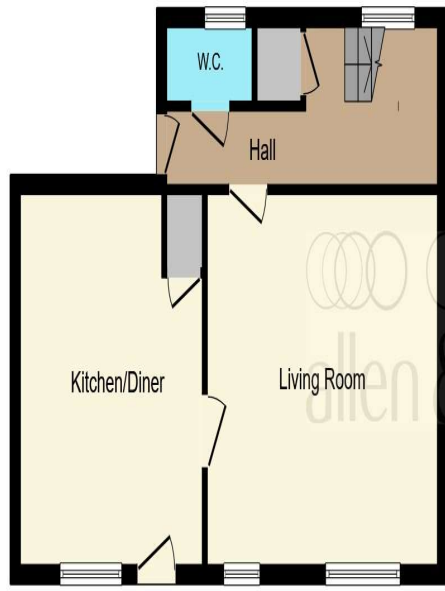
Outside

Rear Garden

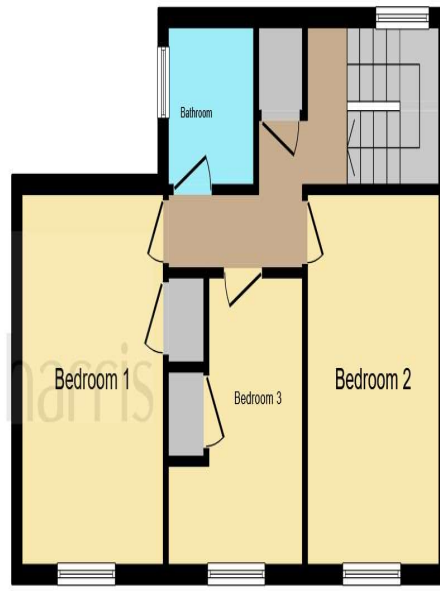
Mainly laid to lawn.

Parking

The vendor has advised that there is a driveway providing off street parking with gate.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Chapel Wood,
Llanedeyrn Cardiff

- End Terraced Home
- Three Bedrooms
- Lounge
- Fitted Kitchen and Downstairs WC
- First Floor Bathroom
- Enclosed Rear Garden
- Driveway Providing Off Street Parking

Tenure: Freehold EPC Rating: D

offers in excess of
£200,000



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Property Ref:
ROA113679 - 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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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk