

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

**welcome to**

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

Offered with no chain is this very spacious family home situated in this ideal location within walking distance of local amenities, schools and bus routes. Access to the A48/M4 access corridor is just a few minutes drive away.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Stairs rising to first floor, radiator and doors providing access to:

#### **Lounge**

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

Double glazed window to front aspect, radiator, powerpoints and door providing access to hall and rear hallway.

#### **Dining Room**

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

Double glazed window to front aspect, radiator, powerpoints and door providing access to hall and kitchen.

#### **Kitchen**

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and electric oven, space for washing machine, tiled splashbacks and double glazed window to rear aspect.

#### **Rear Hall**

Two storage cupboards, door providing access to rear garden and door to:

#### **Downstairs Wc**

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

### **First Floor**

#### **Landing**

Loft access, two storage cupboards, airing cupboard housing tank and linen storage and doors providing access to:

#### **Bedroom One**

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

Double glazed window to front aspect, radiator, powerpoints and coved/textured ceiling.

#### **Bedroom Two**

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

Double glazed window to front aspect, radiator and powerpoints.

#### **Bedroom Three**

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

Two double glazed windows to rear aspect, radiator and powerpoints.

#### **Bedroom Four**

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

Double glazed window to front aspect, radiator and powerpoints.

#### **Shower Room**

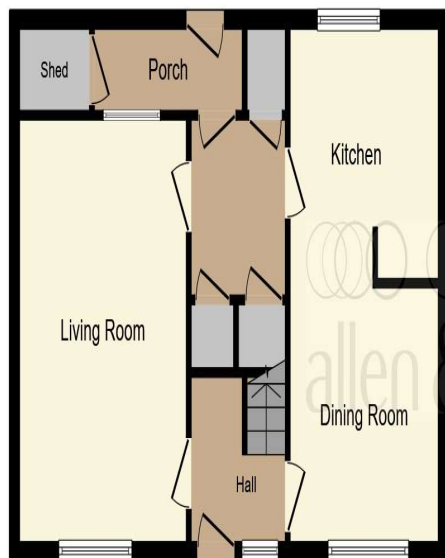
Fitted with a three piece suite comprising walk in shower, pedestal wash hand basin, low level WC and double glazed obscure window to rear aspect.

### **Outside**

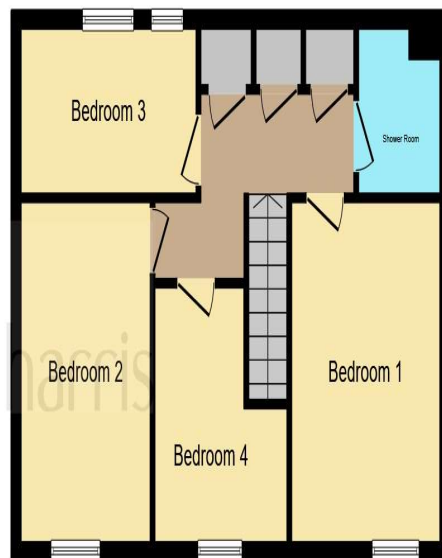
#### **Front**

#### **Rear Garden**





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

- Spacious End of Link Home
- Four Good Size Bedrooms
- Two Separate Reception Rooms
- No Chain
- Fitted Kitchen
- Ground Floor Cloakroom/wc
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£210,000**



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