



**Chapel Wood, Llanedeyrn Cardiff CF23 9EH**

**welcome to**

## **Chapel Wood, Llanedeyrn Cardiff**

A THREE BEDROOM MID 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. Viewing Recommended!

### **Ground Floor**

#### **Entrance**

Double glazed French doors into:

#### **Porch**

Tiled flooring and secondary door providing access into:

#### **Hallway**

Stairs rising to first floor and access into:

#### **Study**

7' 7" x 4' 11" ( 2.31m x 1.50m )  
Single glazed wooden window.

#### **Wet Room**

Fitted with a tiled wet room floor, WC, and radiator.

#### **Lounge**

16' 4" x 10' ( 4.98m x 3.05m )  
Double glazed full aspect to front aspect, stone fireplace and radiator.

#### **Dining Room**

8' 10" x 7' 8" ( 2.69m x 2.34m )  
Double glazed sliding doors providing access to rear, electric heater and laminate flooring.

#### **Kitchen Area/ Living Area**

12' 1" x 8' 7" ( 3.68m x 2.62m )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, extractor, spaces for washing machine and undercounter fridge, tiled flooring, laminate flooring in living area, double glazed window to front aspect and double glazed door.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

12' 2" Max x 10' Max ( 3.71m Max x 3.05m Max )  
Double glazed window to front aspect, radiator and integrated bedside tables, wardrobes and bridging cupboards over the bed.

#### **Bedroom Two**

15' 1" x 8' 7" ( 4.60m x 2.62m )  
Double glazed window to front aspect, radiator and built in wardrobe.

#### **Bedroom Three**

8' 8" x 8' 3" ( 2.64m x 2.51m )  
Double glazed window to rear aspect, radiator and built in cupboard with shelves.

#### **Bathroom**

Fitted with a three piece suite comprising bath, WC, wash hand basin, laminate flooring, tiled walls, radiator, fitted cupboard housing combi boiler (was fitted approx 2 years ago) and double glazed window to rear aspect.

### **Outside**

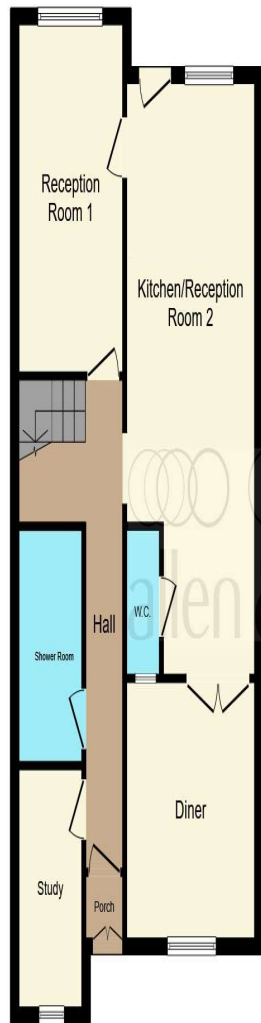
#### **Front**

Planted beds and path leading to porch.

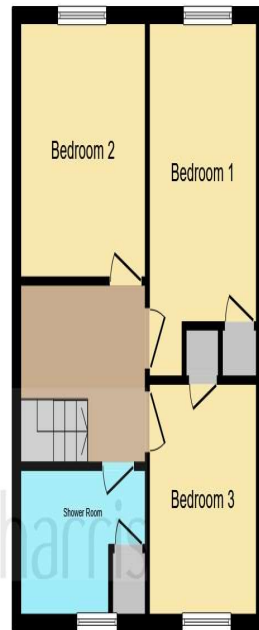
#### **Rear Garden**

Tiered and paved with ramp and gated rear access.





**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**

- Mid Link Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen Area/ Living Area
- Study and Ground Floor Wet Room
- First Floor Bathroom
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£220,000**



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Property Ref:  
ROA114398 - 0002

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