



Coed-Y-Gores, Llanedeyrn Cardiff CF23 9NW

welcome to

Coed-Y-Gores, Llanedeyrn Cardiff

A well-presented three bedroom end-terrace home in popular Llanedeyrn!

Perfectly located within walking distance of shops, schools and bus routes, with Cardiff City Centre just minutes away. A fantastic opportunity in a convenient, sought-after location—early viewing recommended!

Ground Floor

Entrance

Via door into:

Hall

Stairs rising to first floor, storage cupboard, understairs space and access to:

Downstairs Wc

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

Lounge

15' 4" x 10' 7" (4.67m x 3.23m)

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

Kitchen Area/ Dining Area

16' 10" x 11' 4" (5.13m x 3.45m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and dishwasher, integrated fridge/freezer, laminate tiled flooring, two built in storage cupboards, double glazed windows to front and rear aspect and double glazed front door.

First Floor

Landing

Double glazed window to rear aspect, two built in airing cupboards, one housing combi boiler and doors providing access to:

Bedroom One

10' 10" x 10' 3" (3.30m x 3.12m)

Double glazed window to front aspect and radiator.

Bedroom Two

10' 6" Max x 11' 3" Max (3.20m Max x 3.43m Max)

Double glazed window to front aspect, radiator and laminate flooring.

Bedroom Three

10' 10" Max x 6' 5" Max (3.30m Max x 1.96m Max)

Double glazed window to front aspect, radiator and laminate flooring.

Bathroom

Fitted with a three piece suite comprising bath with

shower over, WC, wash hand basin, tiled flooring, tiled walls, extractor, spotlights and double glazed window to rear aspect.

Outside

Front Garden

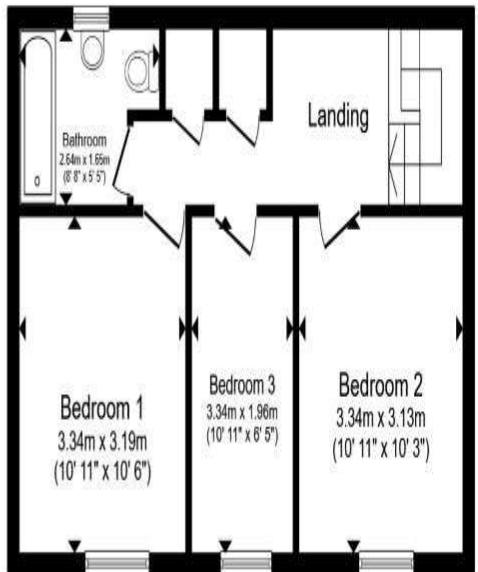
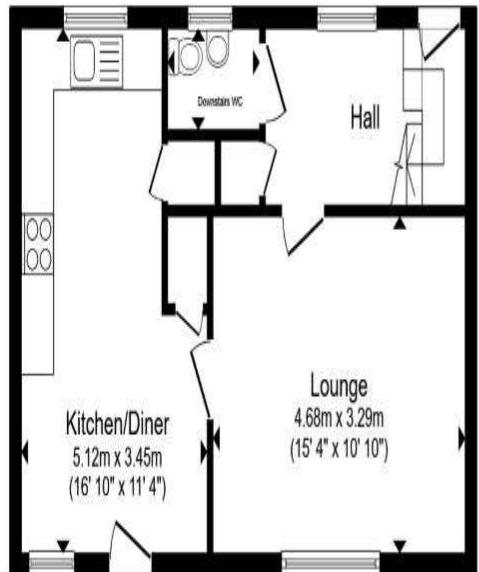
Wooden fence boundary with gated access, decking area, footpath and communal lawn area to front.

Rear Garden

Enclosed with patio area, brick built shed and gated.

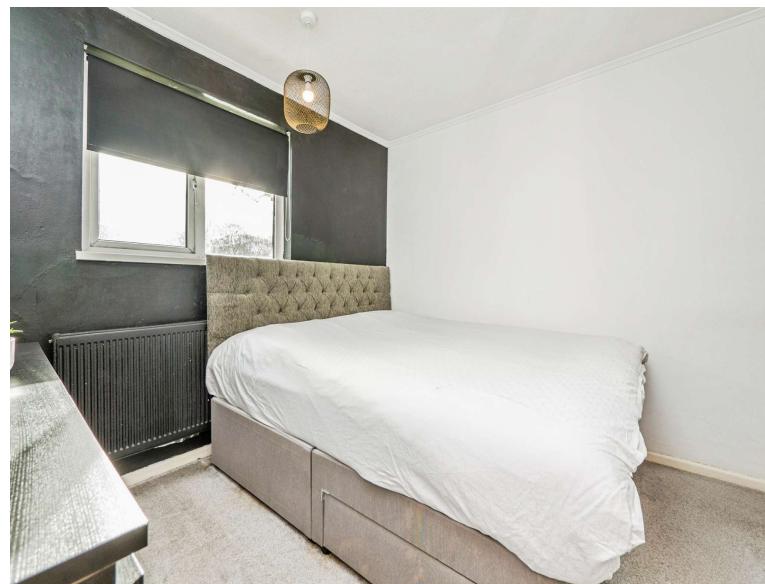
Parking

On street communal bays.



Total floor area 84.3 m² (907 sq.ft.) approx

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.propertybox.io



welcome to

Coed-Y-Gores,

Llanedeyrn Cardiff

- End Terraced Home
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/Dining Area
- First Floor Bathroom and Downstairs WC
- Front and Rear Gardens
- On Street Communal Bay Parking
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£220,000



view this property online allenandharris.co.uk/Property/ROA114568



Property Ref:
ROA114568 - 0002

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