



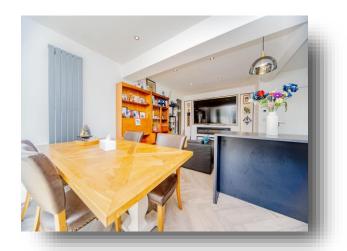




# welcome to

# **Coryton Crescent, Cardiff**

A beautifully presented three-bedroom semi-detached home in Coryton. The property features spacious living areas, modern kitchen, & a generous rear garden. It also benefits from a fully converted studio, ideal for a home office or guest space. An ideal location with excellent local amenities.













#### **Entrance Porch**

PVC door into entrance, obscured double glazed windows to front and to side, tiled wall, and floor

#### **Entrance Hall**

86' max x 12' 5" ( 26.21m max x 3.78m )

Telephone point, stairs to upper floor, radiator with cover, understairs storage with meter cupboard, tilled wall, door to downstairs rooms, obscured window to side, cloakroom with wc with wash basin and vanity cupboard

## **Reception Room**

12' 9" max x 12' 2" ( 3.89m max x 3.71m )
Tv point, radiator, double glazed bay window

## **Kitchen Diner Lounge**

20' 1" x 19' 1" ( 6.12m x 5.82m )

Open plan kitchen, dining and living room. Kitchen fitted with wall base unit, centre island with breakfast bar and composite worktop and drawers. Double glazed window to side and Herringbone style flooring. Built in gas hob, oven, and microwave. Fridge and freezer also built in. Sink and drainer with composite back splash. Pantry cupboard and concealed housing boiler. Dining and living area with two vertical radiators, approx. 6.5 x 3.8 media wall, built in alcoves with in set light, bifold door to rear garden.

## Landing

14' 7"  $\max x$  8' 6"  $\max$  ( 4.45m  $\max x$  2.59m  $\max$  ) Landing with loft access. Double glazed window to front.

### **Bedroom One**

12' 3" x 11' 3" min ( 3.73m x 3.43m min )

Double glazed bay front window, radiator, two fitted wardrobes and drawers with built in unit above bed.

## **Bedroom Two**

12' 3" x 10' 6" max into wardrobe (  $3.73 \,\mathrm{m}$  x  $3.20 \,\mathrm{m}$  max into wardrobe )

Radiator, window to rear and built in wardrobes

#### **Bedroom Three**

10' 2" x 66' (3.10m x 20.12m)

Built in above bed head storage cabinets, double glazing window to rear and radiator

#### Bathroom

61' x 51' (18.59m x 15.54m)

Walk in shower with rainfall showerhead, wash basin with composite vanity. Heated towel rail with double glazed window to the side. Partially tiled and WC

#### Studio

23' 3" x 9' 2" ( 7.09m x 2.79m )

Double glazed sliding door to studio with canopy. Double glazed lantern skylight inside with vaulted ceiling. Tiled flooring. Built in alcove with fuse cupboard and consumer unit. Tiled ensuite with wash basin with vanity, shower cubicle with rainfall shower head. Mirror has demister and extractor fan buttons.

#### **Shower room In Studio**

Tiled ensuite with wash basin with vanity, shower cubicle with rainfall shower head. Mirror has demist feature and extractor fan button.

#### **Front Garden**

Partially enclosed with low level wall, flower bed and drive for several vehicles. An electric charging point and water tap on wall

### **Rear Garden**

Raised deck patio with step down to main decking. Raised aquarium with fish. Raised flower bed, fencing and wall outside tap. Lawn, BBQ and shed.





# welcome to

# **Coryton Crescent, Cardiff**

- Immaculate three-bedroom semi-detached home
- Outstanding fully fitted kitchen, living room & diner
- Converted studio in garden
- Spacious separate lounge to front
- Located in desirable area of North Cardiff

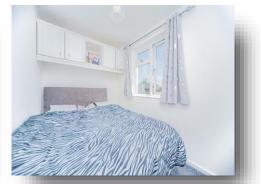
Tenure: Freehold EPC Rating: D

Council Tax Band: E

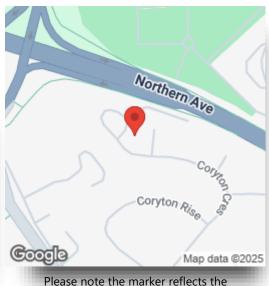
offers in the region of

£450,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109479



Property Ref: WTC109479 - 0004 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.







allen & harris

whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.