



**Coryton Crescent, Cardiff CF14 7EQ**



**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 and is 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, tiled 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 within 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 ( 3.73m x 3.20m 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 demisted 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.



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## 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

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Property Ref:  
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