



Coryton Rise, Cardiff CF14 7EL

welcome to

Coryton Rise, Cardiff

The Perfect Family Home, Set in A Desirable Location on A Peaceful Street Near to Coryton Railway Station and M4! We are delighted to offer for sale this spacious semi-detached house with bespoke finishing, stylish open plan kitchen/diner and a wealth of accommodation over three floors!



Entrance Hall

Via double glazed front door, radiator, under stair storage, access to cloakroom.

Cloakroom

Comprising low level w/c, wash basin, radiator, extractor fan, double glazed window to side aspect

Sitting Room

13' 9" Into bay x 12' 5" into recess (4.19m into bay x 3.78m into recess)

Double glazed window to front aspect, radiator, gas fire.

Kitchen/Diner and Living Room

23' 3" Max x 18' 8" Max (7.09m Max x 5.69m Max)

Range of wall and base units, work surfaces, integrated dishwasher, fridge/freezer, oven and gas hob with extractor over, tiled splashback, sink and drainer with mixer tap, radiator, double glazed window and double-glazed doors to rear, living space, TV point, Radiator.

First Floor Landing

Stairs from ground floor and continuing to second floor, double glazed window to side aspect, doors to all rooms.

Bedroom Two

13' 9" Into bay x 11' 4" Into recess (4.19m into bay x 3.45m into recess)

Double glazed window to front aspect, radiator.

Bedroom Three

12' 9" x 11' 3" into recess (3.89m x 3.43m into recess)

Double glazed window to rear, radiator.

Bedroom Four

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to front aspect, radiator.

Bathroom

Four-piece suite comprising; Jacuzzi style bath, shower cubicle, wash basin, low level w/c. Double glazed window to side aspect, radiator, cupboard with Baxi combination boiler.

Main Bedroom

16' 3" Max x 17' 6" Max (4.95m Max x 5.33m Max)

Two double glazed Velux windows, further double-glazed windows to rear aspect, inset spotlights, eaves storage and additional cupboard, door to en-suite.

Ensuite

Three-piece suite comprising; Shower cubicle, vanity wash basin, low level w/c. Double glazed window to rear aspect, extractor fan, heated towel rail.

Front Garden

Well-kept garden comprising area of lawn, flower beds, paved driveway with dropped kerb to front.

Rear Garden

Laid mainly to lawn, paved seating area, external water tap and lighting, garden shed, gated side access, enclosed by boundary fences.



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welcome to

Coryton Rise, Cardiff

- Substantial Semi-Detached House, On A Peaceful Street Near Coryton Railway Station
- Stunning Open Plan Kitchen/Diner
- Two Generous Reception Areas
- Family Bathroom, En-Suite Shower Room, Additional Ground Floor W/C
- Three Well-Proportioned Bedrooms to First Floor

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

£490,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109530 - 0002

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