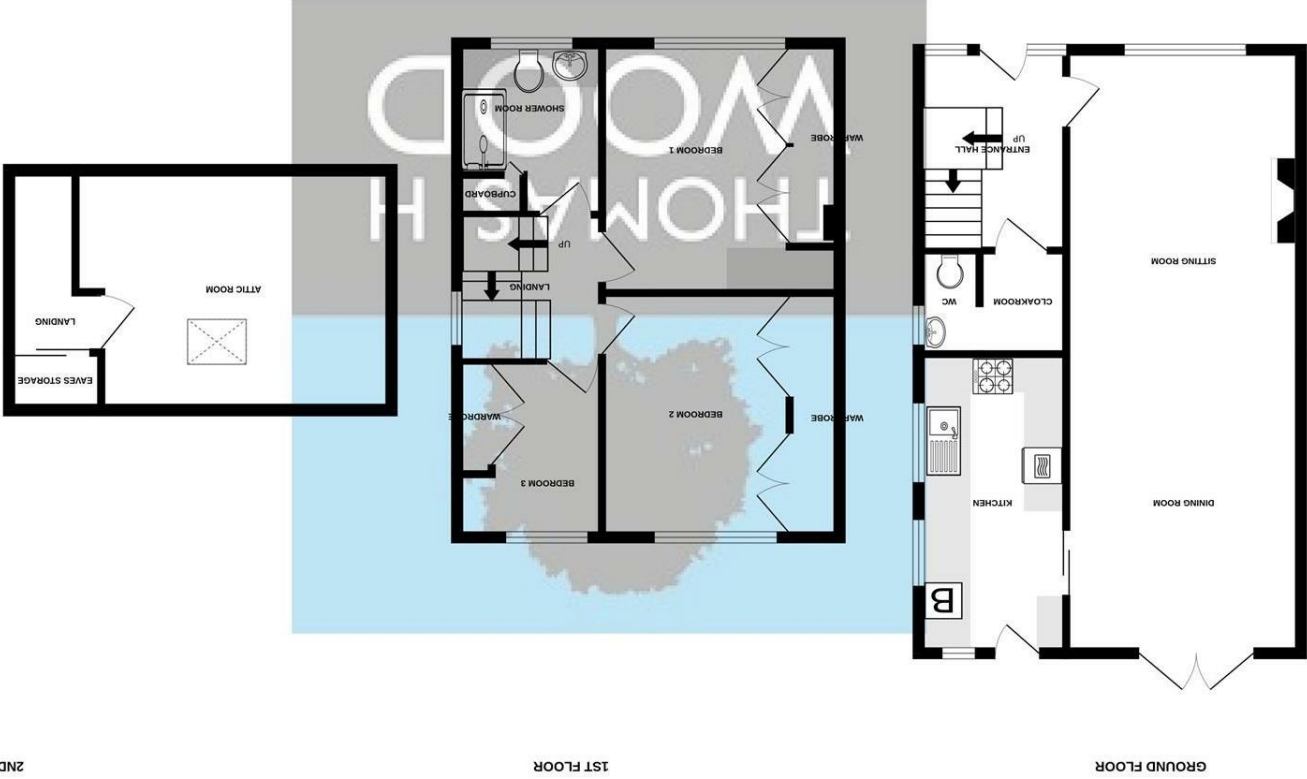


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or omission of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 113.0 sq.m. (1216 sq.ft.) approx.



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

England & Wales

58

80

www.thomashwood.com

WEBSITE

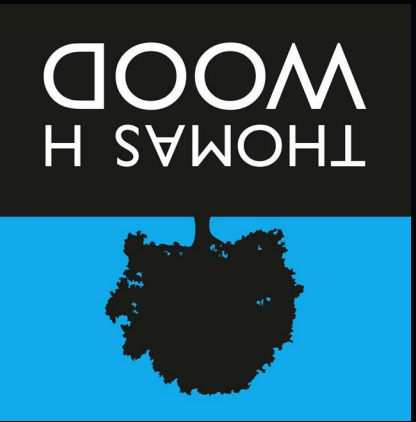
02920 626252

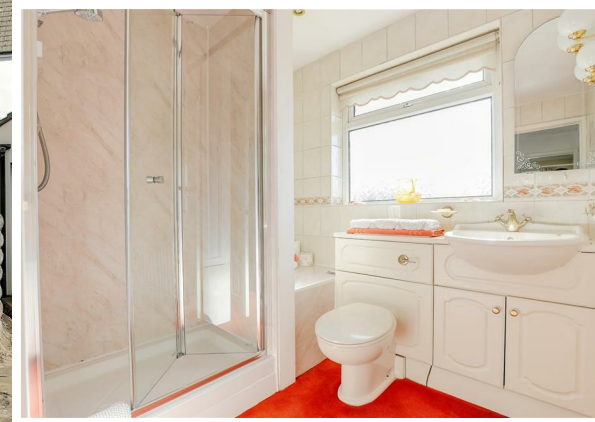
TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





38 Coryton Crescent,
Whitchurch, Cardiff
CF14 7EQ

Asking Price £375,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1216.00 sq ft

Current EPC Rating - D58

Potential EPC Rating - C80

****NO ONWARD CHAIN****

A rare opportunity to purchase this three bedroom, plus attic room, semi-detached family home, ideally located on Coryton Crescent in Whitchurch. The property has been very well maintained by the current owners and is offered for sale for the first time in over 43 years. The property has lots of potential and benefits from an extension to the rear, open plan living and dining room, a cloakroom with WC, attic room and a modern Ideal logic combination boiler. Off road parking for multiple cars, as well as a detached single garage and delightful front and rear gardens. Within walking distance to the highly regarded primary and secondary schools and close to the M4 and A470, and excellent public transport links to Cardiff City centre. Viewings are highly recommended.

ENTRANCE HALL

Via uPVC door to spacious entrance hallway. With carpeted floor, papered walls and ceiling. Radiator. Stairs to the first floor, door to sitting room and door to;

CLOAKROOM WC

2.18m x 1.58m (7'1" x 5'2")

A valuable space for shoes and coats, leading to low level WC with wash hand basin. uPVC window to side aspect. Radiator.

SITTING ROOM/DINING ROOM

3.41m x 9.46m (11'2" x 31'0")

A bright and spacious, open plan sitting room and dining room, with papered walls, textured ceiling with coving and feature gas fireplace. Ample space for large dining table and chairs and sofas. Radiators. uPVC french doors to patio area.

KITCHEN

2.10m x 4.86m (6'10" x 15'11")

With a range of wall and base units with contrasting work surfaces over. Modern wall mounted Ideal logic combination boiler and uPVC windows and door to rear garden. Stainless steel sink, integrated fridge freezer, double gas oven and gas hob. Integrated washing machine. Fully tiled walls and floor.

LANDING

Double glazed uPVC window to side. Painted walls, painted ceiling with coving. Doors to all rooms and stairs to attic room.

BEDROOM ONE

3.41m x 3.65m (11'2" x 11'11")

Overlooking the front aspect with carpeted floor, totally fitted wardrobes and a run of fitted storage drawers, papered walls, coving, papered ceiling. Double glazed uPVC window to front. Radiator panel with TRV.

BEDROOM TWO

3.40m x 3.62m (11'1" x 11'10")

Overlooking the rear, with carpeted floor, fitted wardrobes, papered walls, papered ceiling with coving. Double glazed uPVC window to rear. Single radiator panel with TRV.

BEDROOM THREE

2.13m x 2.59m (6'11" x 8'5")

Overlooking the rear, with carpeted floor, papered walls, papered ceiling with coving. Totally fitted bedroom units. Double glazed uPVC window to rear. Radiator panel with TRV.

BATHROOM

2.08m x 2.48m (6'9" x 8'1")

Three piece suite comprising vanity wash hand basin, enclosed WC, shower enclosure with electric shower and glazed doors. Tiled walls and carpeted floor. Double glazed uPVC window to front. Cupboard. Radiator panel with TRV

ATTIC ROOM

4.00m x 3.23m (13'1" x 10'7")

Stairs from first floor to landing with eaves storage and door to attic room. With carpeted floor, papered and painted walls and textured ceiling. Velux roof window to rear and built in cupboard.

OUTSIDE

FRONT

Off road parking for multiple cars leading to detached single garage with up and over door. Laid lawn and low block wall to perimeter. Access to rear. External tap.

REAR

Easily maintained rear garden, paved patio area, paved steps leading to lawn area. Timber fencing to perimeter. External power point and light.

TENURE

Understood to be Freehold - The tenure should be verified by the purchaser's solicitor.

COUNCIL TAX

Band E



