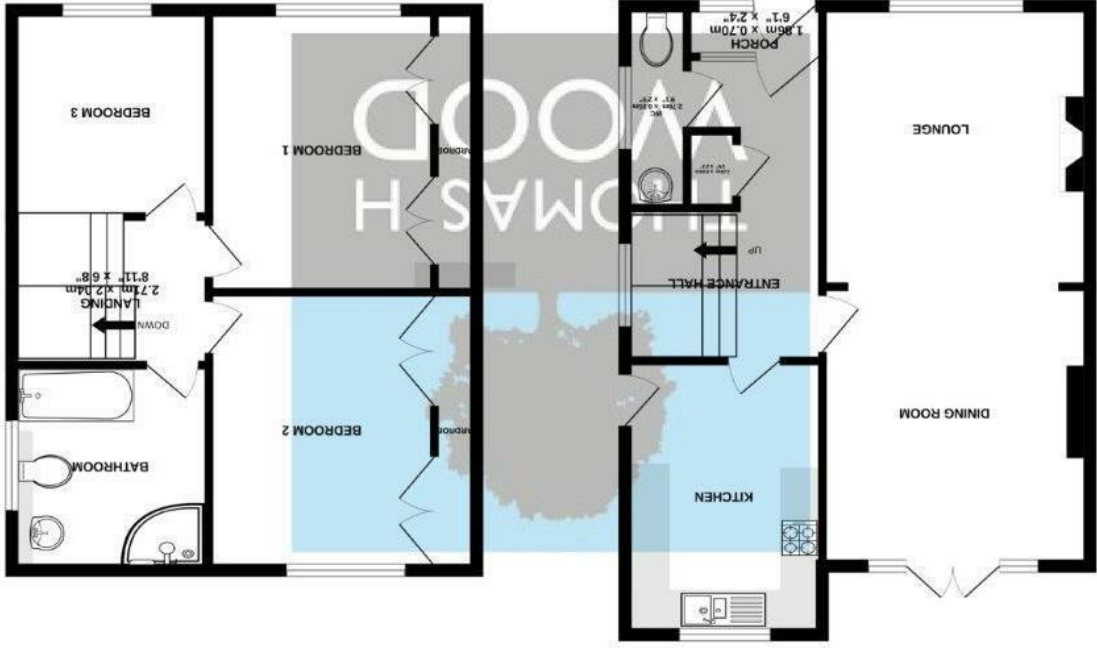


Model energy has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Inrook ©2024.

TOTAL FLOOR AREA : 100.0 sq.m. (1076 sq.ft.) approx.



1ST FLOOR

GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
59	83
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	

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19 Coryton Crescent,  
Whitchurch, Cardiff  
CF14 7EQ

£385,000  
House - Semi-Detached  
3 Bedrooms

Tenure - Freehold

Floor Area - 1076.00 sq ft

Current EPC Rating - D59

Potential EPC Rating - B83

An excellent opportunity to purchase this modern and spacious three double bedroom semi detached property located within proximity to Whitchurch village and its highly regarded schools at both primary and secondary levels. This ideal family home offers ample living space with an open plan lounge/diner, three double bedrooms and spacious family bathroom with separate double shower unit. The property further benefits from a modern fitted kitchen, southwest facing rear garden and block paved driveway with parking for up to four cars. There is superb potential to extend to the rear and convert the loft space, subject to the relevant permissions. Conveniently situated within easy reach of the A470 and M4 motorway and within a short walk to Coryton train station. Viewings are strongly recommended.

#### PORCH

Enter via uPVC double glazed door.

#### ENTRANCE HALLWAY

Obscure double glazed door. Double radiator. Built-in storage cupboard, under stair storage cupboard. Access to all ground floor accommodation and stairs to first floor.

#### OPEN PLAN LOUNGE/DINER

8.08m x 3.66m (26'6" x 12')

Carpeted floor with woodblock flooring beneath, painted walls, smooth ceiling with coving. Feature fire with marble hearth and wood surround. Double panel radiators. Access to garden via double glazed French patio doors.

#### KITCHEN

3.84m x 2.90m (12'7" x 9'6")

Modern fitted wall and floor units, 1.5 stainless steel sink and drainer fitted with chrome mixer tap. Fitted gas hob and electric oven with extractor fan. Plumbed for washing machine, tumble dryer and dishwasher. Tiled walls. Ceramic tiled floor. Recess spotlights. Double glazed window to rear, double glazed door to side. Double radiator. Worcester combination boiler.

#### CLOAKROOM

0.85m x 2.78m (2'9" x 9'1")

Ceramic tiled floor. Comprising W.C and pedestal wash hand basin. Double glazed window to side. Radiator.

#### FIRST FLOOR

##### LANDING

Obscure double glazed window. Access to the attic.

#### BEDROOM ONE

3.99m x 3.61m (13'1" x 11'10")

Overlooking the front aspect of the property with carpeted floor, painted walls, smooth ceiling with coving. Custom fit Hammond wardrobes and dressing table area. UPVC window to front. Radiator Panel.

#### BEDROOM TWO

3.94m x 3.05m (12'11" x 10')

max to wardrobes. A further double bedroom with carpeted floor, painted walls, and smooth ceiling with coving. Custom fit Hammond wardrobes. Coving. Single panel radiator. Power points. Double glazed window to rear.

#### BEDROOM THREE

2.95m x 2.59m (9'8" x 8'6")

A very generous third bedroom with painted walls, smooth ceiling with coving and UPVC window to front. Radiator panel.

#### BATHROOM

2.82m x 2.67m (9'3" x 8'9")

A modern white suite comprising basin set into fitted cupboards with chrome mixer tap, low level WC with enclosed cistern, panelled bath. Separate double shower unit with chrome mixer shower. Heated chrome towel rail. Fully tiled walls and floor. Recess spotlights. Double glazed window to side.

#### ATTIC

Boarded with pull down ladder and electric light.

#### OUTSIDE

##### FRONT

Block paved front garden and driveway leading to single garage.

##### REAR

Enclosed southwest facing rear garden, paved patio area, laid to lawn with mature shrubs, timber shed, timber fence to perimeter. Door to garage.

#### GARAGE

Single detached garage.

#### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### COUNCIL TAX

Band F



