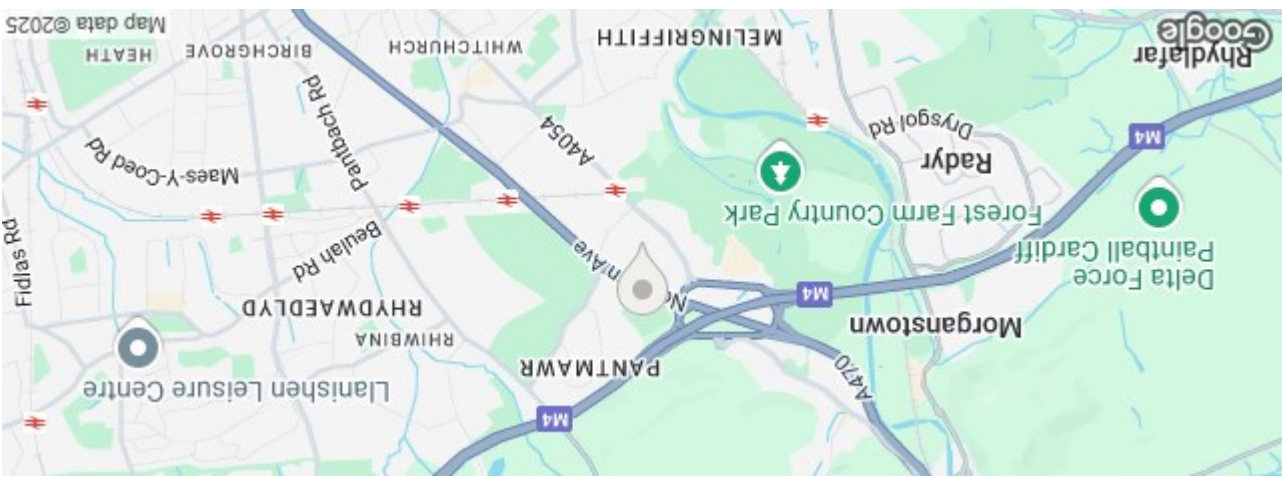
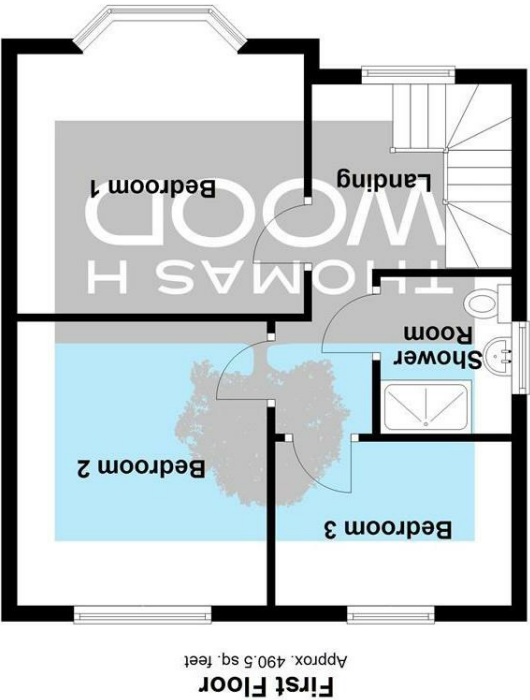
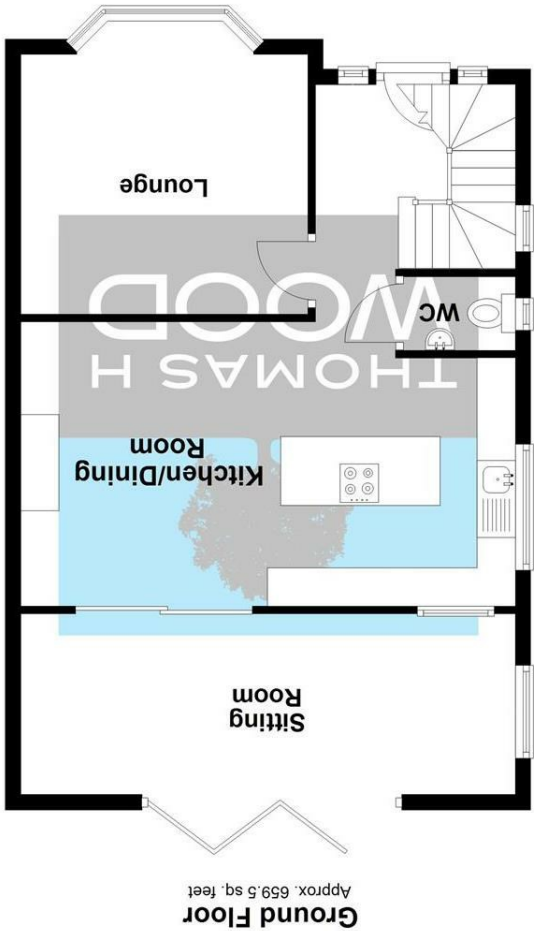




Total area: approx. 1150.0 sq. feet



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| EU Directive<br>2002/91/EC                  | Potential |
|                                             | Current   |
| England & Wales                             |           |
| Not energy efficient - higher running costs |           |
| G                                           |           |
| F                                           |           |
| E                                           |           |
| D                                           |           |
| C                                           |           |
| B                                           |           |
| A                                           |           |
| Very energy efficient - lower running costs |           |
| 81                                          |           |
| 63                                          |           |



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28 Coryton Rise,  
Whitchurch, Cardiff  
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Offers In Excess Of  
£400,000  
House - Semi-Detached  
2 Bedrooms

**Tenure - Freehold**

**Floor Area - 1150.00 sq ft**

**Current EPC Rating - D63**

**Potential EPC Rating - B81**



An extended and beautifully presented, three bedroom semi detached family home, ideally located on Coryton Rise. The current owners have transformed the property to create a modern and highly desirable home. There are some lovely original features along with with a mandarin stone tiled floors and a superb, open kitchen diner with quartz work surfaces and integrated appliances. Within walking distance of the highly regarded primary and secondary schools, Whitchurch village and the excellent public transport links. The property briefly comprises, spacious entrance hallway, WC, lounge, kitchen/diner and family room. To the first floor, there are three excellent bedrooms and a shower room. There is further scope to extend into the loft, subject to the relevant planning permissions. Viewings are highly recommended.

#### **ENTRANCE**

Via UPVC door to storm porch, leading to original hardwood door with stain glass inserts.

#### **HALLWAY**

A spacious entrance hallway with mandarin stone tiled floor. Doors to all rooms and stairs rising to the first floor.

#### **LOUNGE**

3.74m x 3.96m (12'3" x 12'11")

Overlooking with original wood block floor, painted walls with picture rail and smooth ceiling. Bespoke fitted shelving and cupboards, deep UPVC bay window and radiator panel.

#### **KITCHEN/DINER**

6.45m x 3.71 (21'1" x 12'2")

A modern and recently fitted kitchen with stunning quartz work surfaces, central island and ample storage. Integrated appliances to include, dishwasher, washing machine, wine fridge, electric oven and microwave oven, fridge and freezer and Induction hob. Inset sink with Quooker tap. UPVC windows to the side and rear plus sliding doors to;

#### **FAMILY ROOM**

6.18m x 2.35m (20'3" x 7'8")

A versatile room overlooking the rear garden. With LVT flooring, painted walls and smooth ceiling with spotlights. Floor to ceiling UPVC window and bifold of doors to the garden.

#### **W.C.**

1.42m x 0.82 (4'7" x 2'8")

Low level WC, wash hand basin with black mixer tap. Continuation of the mandarins stone tiled floor, half tiled walls and hardwood window to side.

#### **LANDING**

Via wood staircase to landing. Doors to all rooms, loft access with pull down ladder. UPVC window to front with fitted shutter.

#### **BEDROOM ONE**

3.70m x 4.08m (12'1" x 13'4")

Wood floor, painted and feature panelled wall. UPVC bay window bay with fitted shutters and radiator panel.

#### **BEDROOM TWO**

3.45mx 3.88m (11'3" x 12'8")

Wood floor, painted walls, smooth ceiling and airing cupboard with combination boiler. UPVC window and radiator panel.

#### **BEDROOM THREE**

3.10m x 2.0m (10'2" x 6'6")

Wood floor, painted walls, smooth ceiling, with UPVC window and radiator panel.

#### **SHOWER ROOM**

1.55m x 1.94m (5'1" x 6'4")

Low level WC, pedestal wash hand basin and walk in shower. Tiled floor, tiled walls, radiator panel and UPVC window.

#### **OUTSIDE**

##### **FRONT**

Low maintenance garden, off road parking for multiple cars, drive leading to garage.

##### **REAR**

A private rear garden with mature plants, shrubs and trees. Single garage to the side. Timber perimeters and gate to driveway.

#### **TENURE**

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

#### **COUNCIL TAX**

Band E

