



Coryton Rise,
Whitchurch, Cardiff,
CF14 7EJ



£375,000

3 Bedrooms
House - Semi-Detached

An exciting opportunity to purchase this much-loved family home, ideally positioned on Coryton Rise in Whitchurch. The current owner has enjoyed over 34 years here, maintaining the property to a high standard and lovingly tending to the stunning south-southwest facing rear garden.

This well-proportioned traditional three-bedroom semi-detached home offers excellent potential for a growing family, benefiting from a detached garage, driveway, and attractive gardens to the front and rear. Located within close proximity to the excellent public transport links, highly regarded schools and the excellent local amenities, the property also offers the added advantage of no onward chain.

The accommodation comprises an entrance hallway, two reception rooms, kitchen, conservatory, and ground floor WC, with three bedrooms and a family bathroom to the first floor.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entered via a double-glazed uPVC front door with two double glazed uPVC windows to the front. Papered walls, coving to ceiling, large understairs storage cupboards, and radiator panel. Stairs to first floor.

WC

4'9" x 2'8"

Part tiled and papered walls, low-level WC, and double-glazed uPVC window to side.

DINING ROOM (FRONT)

12'2" x 13'10" (into bay)

Carpeted floor, papered walls, and ceiling with coving. Double glazed uPVC bay window to front. Radiator panel with TRV. Feature gas fire with marble hearth and surround.

LOUNGE

12'2" x 12'2"

Carpeted floor, papered walls, coving, and papered ceiling. Double glazed uPVC sliding doors to rear garden. TV point. Radiator panel with TRV. Polished stone hearth with opening for electric fire.



Features

- SEMI-DETACHED
- THREE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS PLUS CONSERVATORY
- SUPERB SOUTH-SOUTHWEST FACING REAR GARDEN
- DETACHED GARAGE AND DRIVEWAY PROVIDING OFF-ROAD PARKING
- CLOSE TO EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CLOSE TO EXCELLENT LOCAL AMENITIES

KITCHEN

8'5" x 10'5"

Fitted with a range of base and wall units with work surface and tiled splashback. Four-ring halogen hob and electric oven with separate grill. Space and plumbing for washing machine and fridge freezer. Tiled walls and tiled floor. Double glazed uPVC window to side and uPVC door to rear.

CONSERVATORY

17'5" x 7'11"

Tiled floor, uPVC windows and doors overlooking the stunning garden. Radiator panel and polycarbonate roof.



FIRST FLOOR

LANDING

Papered walls, coving, papered ceiling. Double glazed uPVC windows to side and front. Access to loft area.

BEDROOM ONE

12'11" x 12'2" (max)

Carpeted floor, papered walls, ceiling with coving. Wardrobes along one side. Double glazed uPVC bay window to front. Radiator panel with TRV.

BEDROOM TWO

10'5" x 10'8" (max)

Carpeted floor, papered walls, ceiling with coving. Wardrobes along one side. Double glazed uPVC window to rear. Radiator panel with TRV. A modern combination boiler housed within wardrobe. This was installed around 5 years ago and serviced annually.

BEDROOM THREE

10'1" x 6'8" (max)

Carpeted floor, papered walls, ceiling with coving. Wardrobes along one side. Double glazed uPVC window to rear. Double radiator panel with TRV.

BATHROOM

6'3" x 5'6" (max)

White suite comprising pedestal basin with chrome taps, low-level WC, and bath with chrome taps and electric shower over. Double glazed uPVC window to side. Chrome towel radiator. Tiled walls, papered ceiling, and laminate flooring.

OUTSIDE

FRONT GARDEN

Driveway with off-road parking leading to a single garage.

REAR GARDEN

A stunning rear garden with paved patio area leading to a well-maintained lawn, enclosed with mature shrubs and trees. Enjoys a south-southwest aspect.

GARAGE

Up-and-over door, with power and light connected.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1081.80 sq ft
- Current EPC Rating:
- Potential EPC Rating:



3 BEDROOMS



1 BATHROOMS

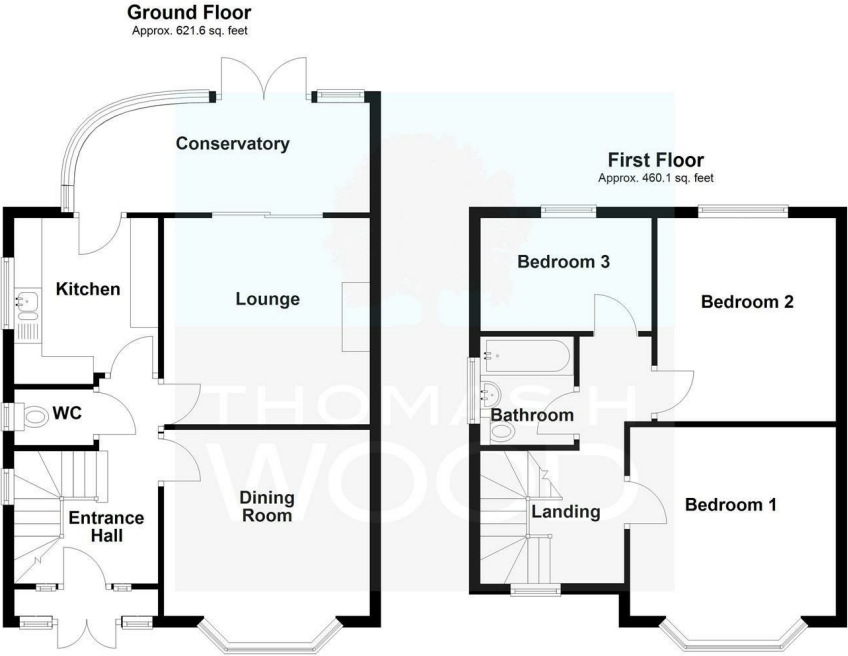


2 RECEPTION ROOMS



ENERGY RATING:



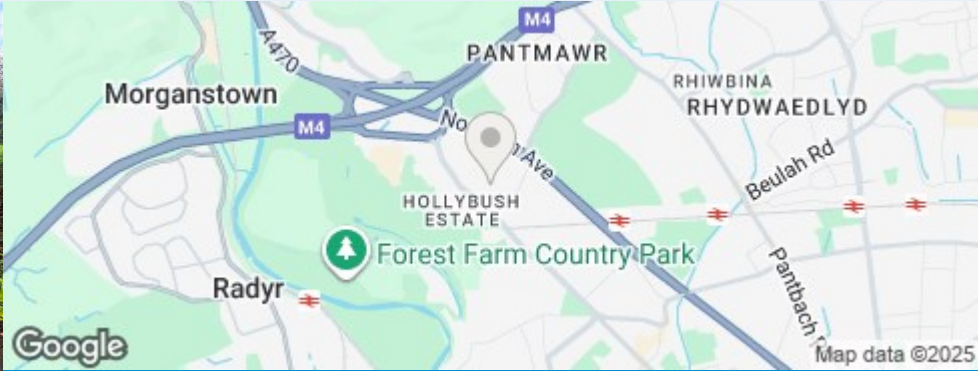


Total area: approx. 1081.8 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		



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