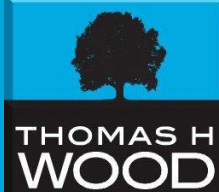




44 Coryton Crescent

Whitchurch, Cardiff, CF14 7EQ



Asking Price Of £350,000

4 Bedrooms





A superbly presented, four bedroom, semi detached property in this popular residential area near Whitchurch Village. The current owners have extended the property to the side and rear, providing a stunning, open plan kitchen/diner with two tri-fold doors overlooking the garden, as well as a good sized porch to the front. The attic has also been converted, providing the fourth bedroom with en-suite bathroom. On road parking to the front of the house and ideally located within easy reach of the M4 and A470 motorways and with good links to Cardiff City centre. Modern double glazed uPVC windows throughout and condensing combi boiler. The property briefly comprised a porch, entrance hall, WC, sitting room, kitchen/diner, landing, three bedrooms, modern shower room, attic bedroom and attic bathroom.

#### **PORCH**

Recently constructed porch with double glazed uPVC windows and doors and tinted glass roof. Tiled floor.

#### **ENTRANCE HALL**

Via double glazed uPVC front door. Painted walls and ceiling, laminate flooring. Small understairs cupboard. Double radiator panel. Stairs to first floor.

#### **SITTING ROOM**

24'1" x 11'2" (7.36m x 3.41m) max. Painted walls, coving, painted ceiling. Marble mantelpiece with living flame gas fire. Double glazed uPVC window to front. Single and double radiator panels with TRVs. TV point. Double doors to

#### **KITCHEN/DINER**

24'10" x 17'11" (7.58m x 5.48m) max. Oak effect units with polished granite worksurface. Six ring gas range cooker, extractor canopy over. Kitchen island with 1 ½ stainless steel sink with chrome mixer tap. Integral dishwasher and space for fridge/freezer. Integral washing machine and tumble dryer. Pro Combi condensing combi boiler. Painted walls and ceiling, tiled floor, oak flooring. Two tri-fold doors to rear, window to rear. Double glazed uPVC door to front, three Velux roof windows.



## WC

White suite comprising low level WC, corner basin with brass effect taps. Single radiator panel with TRV. Double glazed uPVC window to side. Painted walls and ceiling, oak effect flooring.

## LANDING

Painted walls and ceiling. Double glazed uPVC window to side. Stairs to attic.

## BEDROOM 1

11'10" x 11'2" (3.63m x 3.42m) max. Painted walls and ceiling. Double glazed uPVC window to front. Single radiator panel with TRV.

## BEDROOM 2

11'9" x 11' (3.59m x 3.35m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV.

## BEDROOM 3

11'6" x 6'11" (3.52m x 2.11m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Double radiator panel.

## SHOWER ROOM

8'1" x 6'10" (2.48m x 2.10m) max. Modern white suite comprising basin with chrome mixer tap set into vanity unit, low level WC, large shower cubicle with chrome mixer shower. Tiled walls and floor, painted ceiling, recessed lighting. Double glazed uPVC window to front. Chrome heated towel rail.

## ATTIC ROOM

14'8" x 14'3" (4.49m x 4.35m) max. Via enclosed staircase. Feature wallpapered wall, painted walls and ceiling. Double glazed uPVC window to rear with wooden shutters. Double radiator panel with TRV. Eaves storage. Integral cupboard.

## BATHROOM

6'2" x 6' (1.90m x 1.85m) max. White suite comprising pedestal basin with chrome mixer tap, low level WC, roll top bath with claw feet and central chrome mixer tap/shower head. Chrome heated towel rail. Painted walls and ceiling, linoleum flooring. Double glazed uPVC window to side. Shaver point and extractor fan.

## OUTSIDE

## FRONT

On road parking. Laid to lawn. Block wall to perimeter.

## REAR

Paved patio area, laid to lawn. External power point and tap. Timber gate to side road. Large garage to rear.

## TENURE

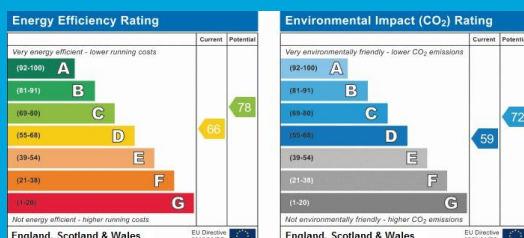
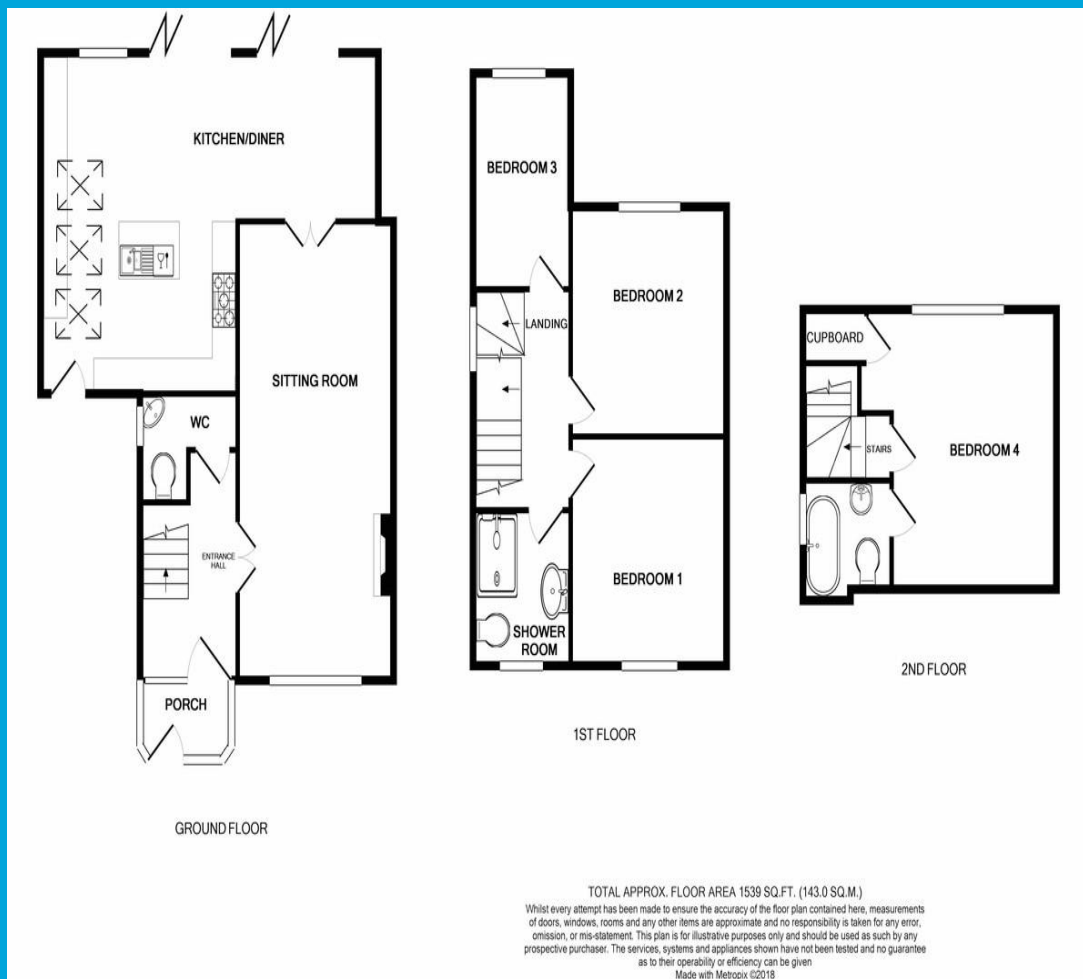
This property is understood to be Freehold. This should be verified by the purchaser's solicitor.

## COUNCIL TAX

Band F.







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

