



£175,000 Freehold

Chapel Wood | Cardiff | CF23 9EF

Hern &
Crabtree

This three bedroom end terrace property is located in the popular area of Llanedeyrn, Cardiff. Close to public transport links, walking distance to Llanedeyrn primary school, a short drive to Cardiff Metropolitan University and convenient links to the city center, A48 and M4 this is a great location.

The accommodation briefly comprises an entrance hall, cloakroom, living room, kitchen diner, and rear porch to the ground floor. to the first floor there are three bedrooms and a shower room. The rear garden has lawn and patio. Viewings are highly recommended and can be arranged via our Heath branch.



Entrance Hall

Entered via a double glazed door into hallway with stairs to the first floor, door to cloakroom.

Cloakroom

WC, wash basin, double glazed window to the side.

Living Room 16'4 x 13'4

Offers windows to the front, door to kitchen, shower cubicle withing living room.

Kitchen Diner 13'4 x 11'3

Window to the front and side, wall and base units with work tops over, gas hob. Integrated oven. Stainless steel sink and drainer. Cupboard housing boiler.

Rear Porch 8'9 x 7'0

Door to garden, built-in cupboard, windows to the rear and side.

First Floor

Stairs rise up from the entrance hall, dog leg staircase, window to side.

Landing

Built-in cupboard, doors to:

Bedroom One 13'5 x 9'7

Windows to the front, built-in wardrobe.

Bedroom Two 6'9 x 10'5

Window to the rear.

Bedroom Three 8'9 x 13' max

Window to the rear.

Shower Room 5'7 x 6'1

Double glazed obscured window to the side, easy access shower, WC, wash basin, wall heater.

External

Rear Garden

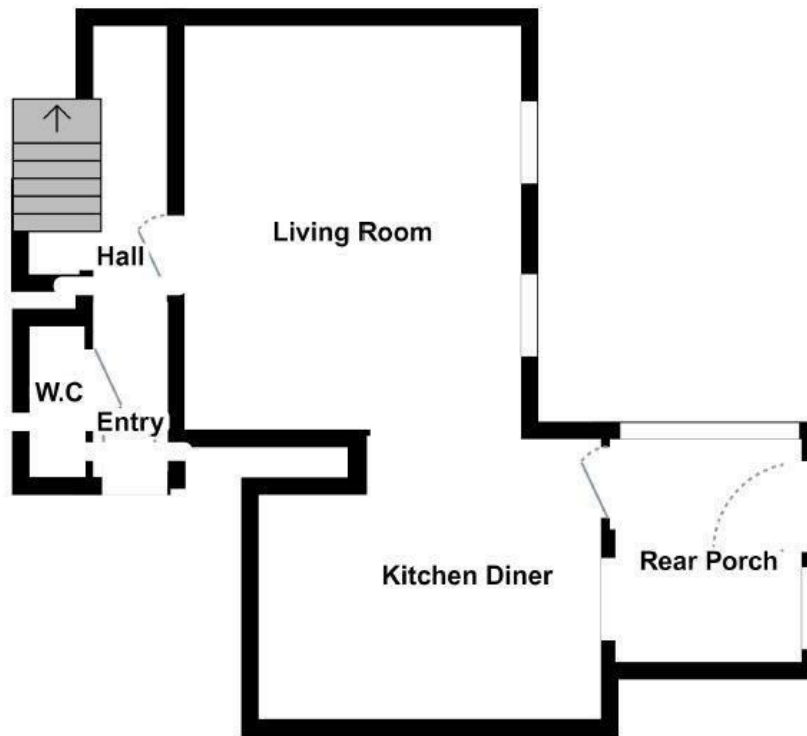
Gate, lawn and patio.

Additional Information

Airflow system with vents in all rooms. We have been advised by the vendor that the property is Freehold. Council Tax - C
EPC - D

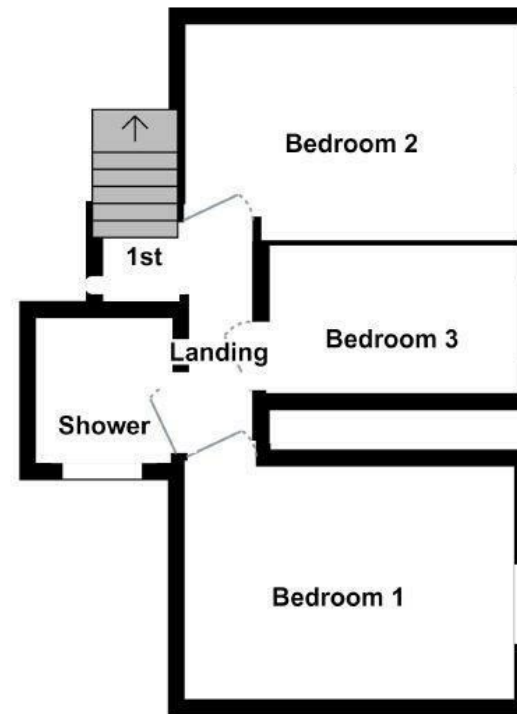






For illustration purposes only. Not to scale.

Ground Floor

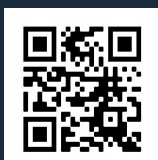
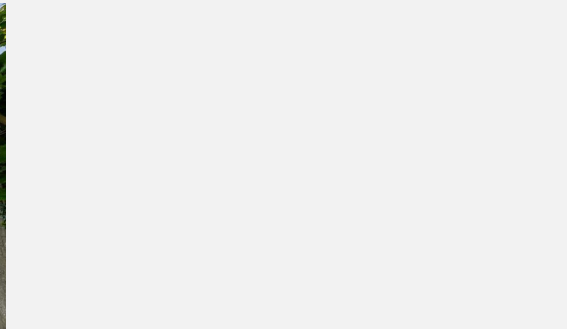


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Second Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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