



Glyn Coed Road

| | Cardiff | CF23 7DY

Hern and Crabtree

GLYN COED ROAD

Guide Price £150,000

This is a lovely, one bedroom house in a cul-de-sac at the bottom of Cyncoed, just around the corner from Hollybush Road.

The accommodation comprises entrance hall, kitchen, lounge/diner overlooking the rear garden, one double bedroom and bathroom.

Conveniently placed in a quiet cul-de-sac for local amenities and transport links with easy access links to the City Centre and A48/M4.

The property is also chain free.

Entrance Hall

PVC door to the front, radiator, laminate flooring, consumer unit. Door through to lounge diner and kitchen.

Kitchen

7'6 x 7'2
UPVC double glazed window to the front. Fitted with a range of base and eye level units, stainless steel sink unit. Space and plumbing for washing machine. Space and gas point for cooker, space for fridge freezer. Laminate flooring.

Lounge Diner

14'4 plus door recess x 10'9
UPVC double glazed door to the rear offering access to the garden. UPVC double glazed window to the rear, radiator, laminate flooring. Stairs to the first floor with under stair storage cupboard.

Landing

Fitted carpet, airing cupboard housing the boiler.

Bedroom

10'9 x 11'0 max
UPVC double glazed window to the rear, radiator, fitted carpet, double built-in wardrobes. Airing cupboard.

Bathroom

7'2 x 7'5
'Valex' window to the front aspect. Radiator, fitted carpet. Three piece suite comprising bath with fitted electric shower over. Pedestal wash hand basin, close coupled WC.

External

Front

Lawn area with path to the front door.

Rear Garden

Two tiered garden with patio with tiered lawned garden with shrubs.

Additional Information

We have been advised by the vendor that the property is Freehold.

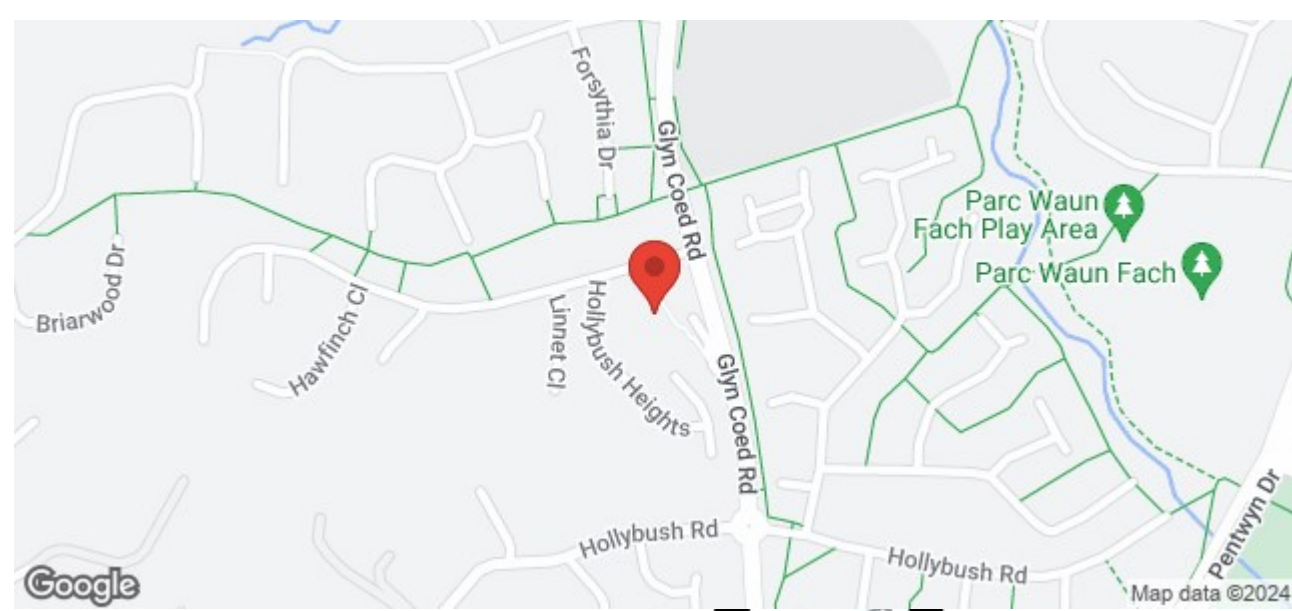
EPC - TBC

Council Tax Band - C





Call Hern & Crabtree to arrange a viewing on **02920 620 202**



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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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.