



£400,000 Freehold

Coed Glas Road | Cardiff | CF14 5EJ

Hern & Crabtree

Welcome to this charming three-bedroom traditional semi-detached family home located on Coed Glas Road in the sought-after area of Llanishen, Cardiff. This property boasts a delightful extension to the kitchen, offering ample space for a growing family.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The kitchen diner is a focal point of the house, providing a warm and welcoming space to enjoy delicious meals together.

Situated on a corner plot, this home offers a sense of privacy and tranquillity. The garage and gated driveway provide convenient parking options, ensuring both security and ease of access.

Conveniently located near amenities, this property offers the perfect blend of suburban living with easy access to everyday necessities. Additionally, the absence of an onward chain simplifies the buying process, allowing you to make this house your home without delay.

Don't miss the opportunity to make this lovely property your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in Cardiff.



Entrance

Entered via double glazed composite door to the side aspect with stained glass.

Entrance Hall

Double glazed stained glass window to the side. Picture rail. Stairs to the first floor. Radiator. Small understairs cupboard.

Lounge 10'10" max x 14'3" max

Double glazed bay window to the front. Wood parquet flooring. Cast iron wood burning stove set within the chimney breast and with slate hearth. Radiator.

Dining Room 12'5" x 11'2"

Double glazed window to the front. Gas fire place with stone surround and mantel piece. Wood block flooring. Radiator.

Kitchen/Breakfast Room 13'7" max x 15'6" max

Selection of wall and base unit with complimentary worktops over. Inset under lighting. One and a half bowl sink and drainer with mixer tap. Space and plumbing for a dishwasher. Space for base fridge. Integrated 'Neff' oven. Four ring hob with cooker hood fitted over. Tiled splash back. 'L' shaped kitchen with an understairs cupboard and additional cupboard. Radiator.

Tiled floor. Double glazed door leading out to the garden. Double glazed wooden window to the rear aspect along with two skylight windows offering natural light.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles.

Landing

Stained glass wooden window to the side aspect. Loft access hatch. Banister.

Bedroom One 10'11" max x 11'8" max

Double glazed bay window to the front. Radiator.

Bedroom Two 11'3" x 10'8"

Double glazed window to the front. Radiator. Fitted wardrobes.

Bedroom Three 7'11" x 7'11" max

Double glazed window to the rear. Radiator. Wood laminate floor.

Bathroom 8'11" x 6'4"

Double glazed obscure wooden window to the rear. Four piece bathroom with WC, wash hand basin, corner shower quadrant with plumbed shower and separate bath with a central mixer tap. Tiled walls. Vinyl floor. Chrome heated towel rail. Extractor fan. Spotlights.



Outside

The property is situated on a corner plot which offers wrap around gardens.

Front and Side Gardens

Laid to lawn with a path leading to the front door. Mature hedges. Concrete decorative wall and gate. Mature shrubs trees and flower borders. Driveway to the side offers double side by side driveway with wrought iron gate.

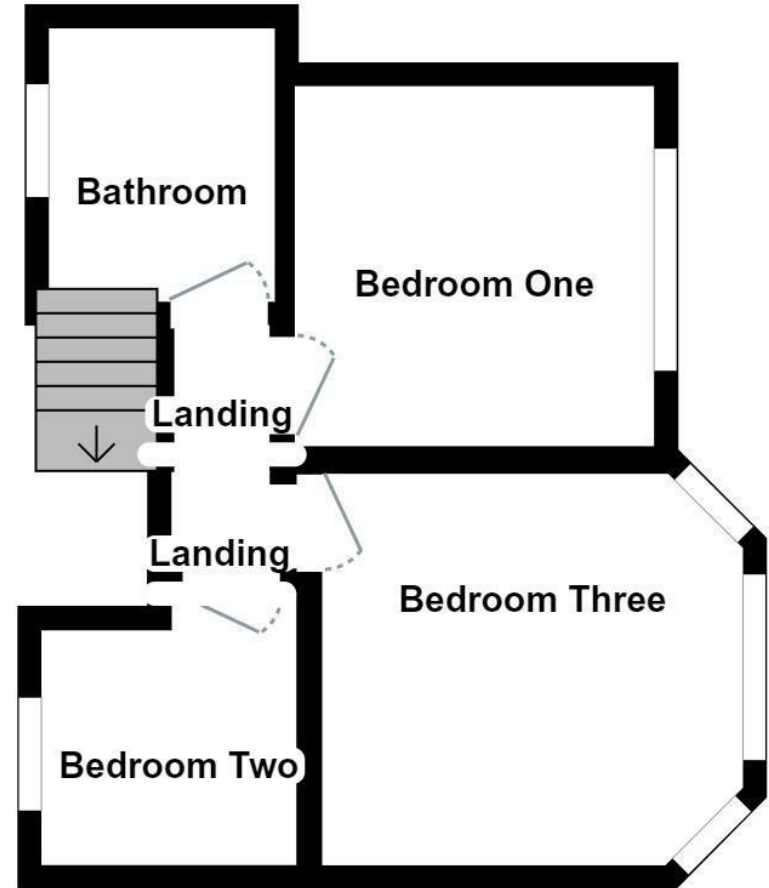
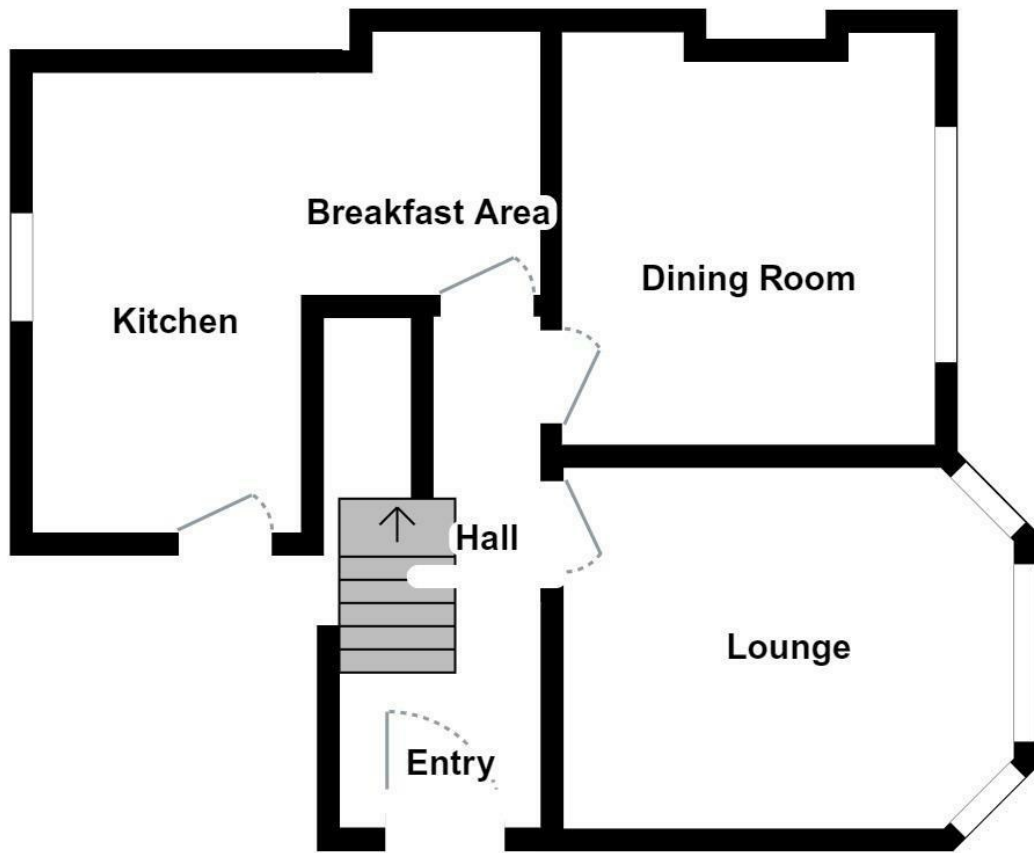
Rear Garden

Concrete patio with a timber greenhouse. Detached single garage with access from the rear garden. Pedestrian gate that takes you out to the driveway. Outside cold water tap and outside light.

Garage

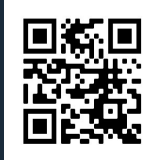
Detached single garage with access from the rear garden.





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			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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