



£220,000 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 porch, dining room, living room, kitchen, inner hallway, WC, rear porch, summer room and a utility room to the ground floor. To the first floor there are three bedrooms and a shower room. There is an enclosed rear garden with rear access. Viewings are highly recommended and can be arranged via our Heath branch.



Entrance Porch

UPVC door to the front with side return double glazed window, radiator, fitted carpet, UPVC door through to dining room.

Dining Room 12'7 x 8'5

UPVC double glazed window to the front, radiator, laminate flooring, coved ceiling. Double doors to the kitchen. Open to the living room.

Living Room 16'4 x 9'8

UPVC double glazed window to the front, radiator, laminate flooring, coved ceiling. Electric fireplace with surround and hearth. Electric meter.

Kitchen 11'5 x 8'4 max

UPVC double glazed window to the rear, heated towel rail laminate flooring. Matching range of base and eye level units, 1.5 bowl stainless steel sink unit with swan neck style mixer taps and drainer. Integrated electric oven, integrated four ring gas hob with extractor hood over. Under counter lighting and plinth lighting. Space for fridge freezer. Space and plumbing for dishwasher. Door to inner hallway.

Inner Hallway

Stairs to the first floor, radiator, laminate flooring. Under stair storage cupboard. Door through to rear porch, door to WC.

WC 5'7 x 4'9

UPVC double obscure glazed window to the rear, radiator, two piece suite comprising pedestal wash hand basin and close coupled WC.

Rear Porch

UPVC door through to summer room.

Summer Room 14'5 x 6'7

UPVC construction with UPVC double glazed window, vent windows and UPVC door offering access to the garden. Radiator, laminate flooring. Door to utility.

Utility Room 7'4 x 3'7

Wall and base unit storage, gas meter.

First Floor

Bedroom One 12'4 x 9'9

Fitted carpet, UPVC double glazed window to the front, built-in wardrobes with mirrored sliding doors.

Bedroom Two 15'7 max x 8'5

UPVC double glazed window to the front, radiator, fitted carpet, built-in wardrobe with mirrored sliding doors.

Bedroom Three 8'5 x 8'2

UPVC double glazed window to the rear, radiator, fitted carpet, storage cupboard.

Shower Room 9'8 max x 5'6

UPVC double obscure glazed window to the rear, radiator, adapted shower



cubicle with fitted electric shower, pedestal wash hand basin, close coupled WC. Airing cupboard housing 'Worcester' combination boiler. Tiled walls.

External

Front

Garden with chippings and selection of shrubs.

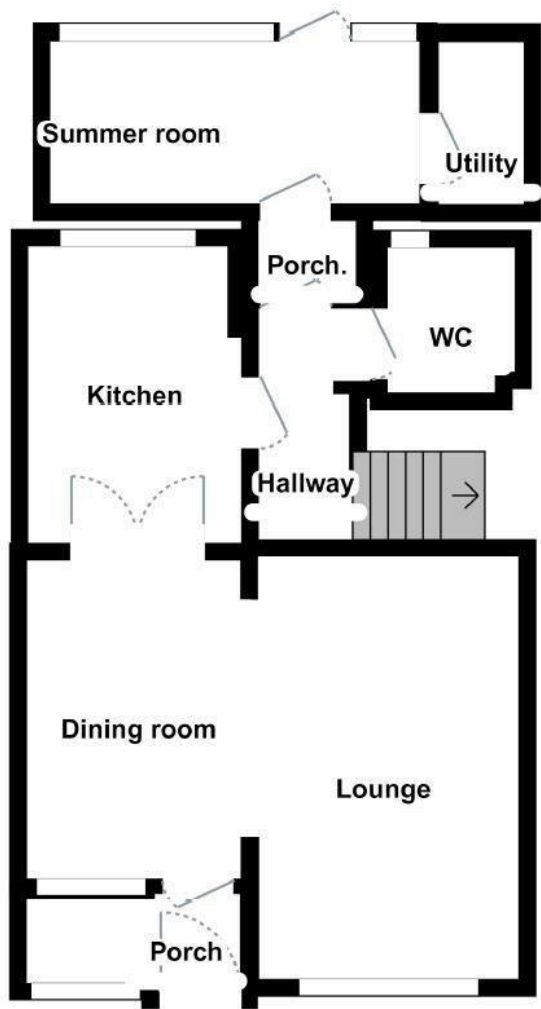
Rear Garden

Low maintenance rear garden with artificial lawn. Rear access.

Additional Information

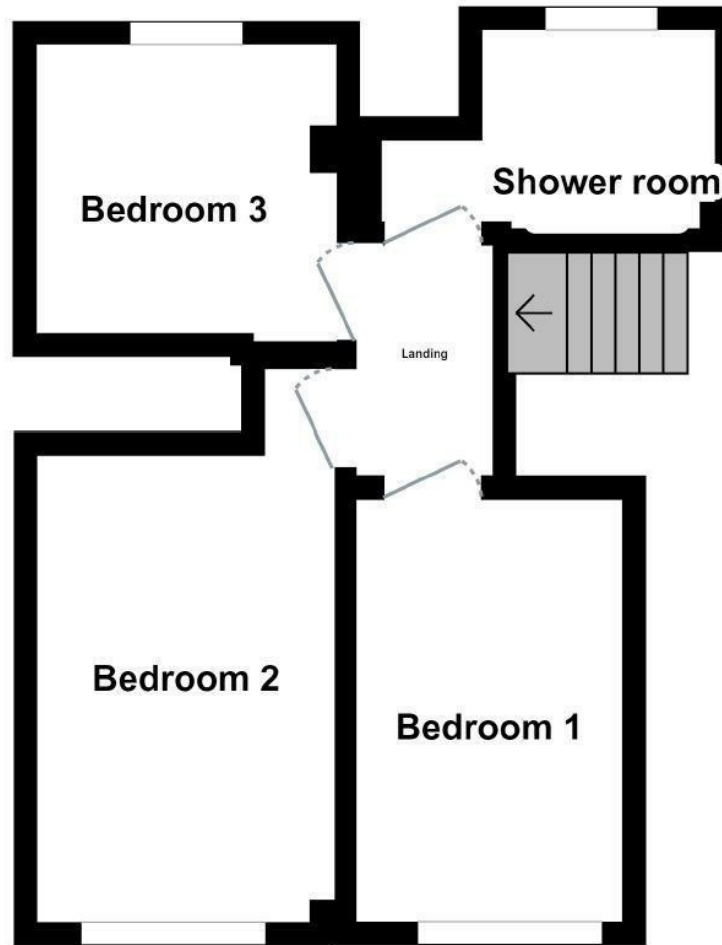
We have been advised by the vendor that the property is Freehold.
Council Tax Band - C
EPC - C





For illustration purposes only. Not to scale.

Ground Floor

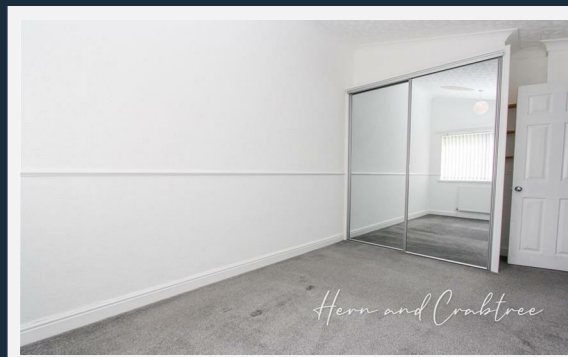


For illustration purposes only. Not to scale.

1st 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.

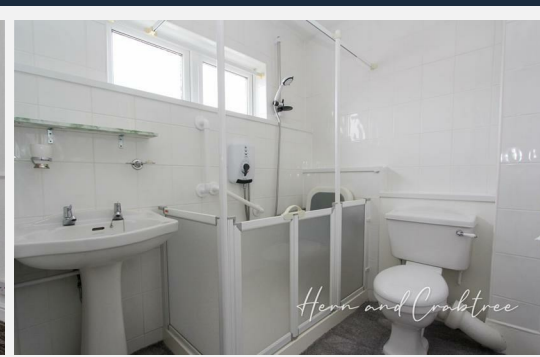
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	86
England & Wales		EU Directive 2002/91/EC	



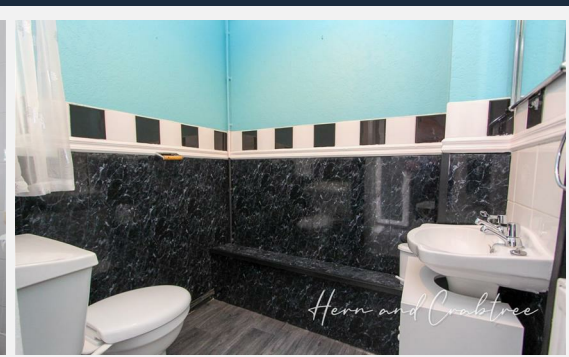
Hern and Crabtree



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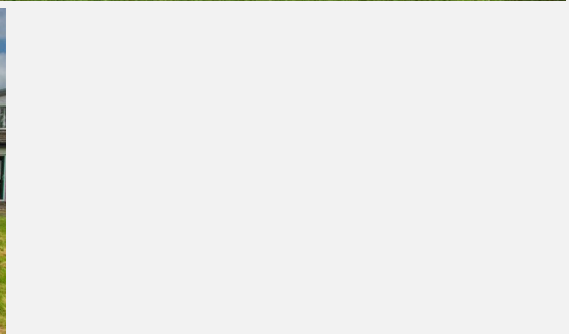
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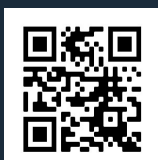
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