





Chapel Wood,Llanedeyrn Cardiff CF23 9EF

allen & harris

welcome to

Chapel Wood, Llanedeyrn Cardiff

Beautifully presented end-terraced home in the sought-after area of Llanedeyrn, close to local amenities, schools and transport links. Offering three bedrooms, a fitted kitchen/diner, lounge, downstairs shower room, family bathroom and enclosed rear garden. Early viewing highly recommended.

Ground Floor

Entrance
Via a solid wooden door into:

Porch
Laminate flooring and secondary solid wooden internal door into:

Hall
Stairs rising to first floor, laminate flooring, radiator, understairs storage and access to:

Shower Room
Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, vinyl flooring, heated towel rail and single glazed window to rear aspect.

Lounge
16' 4" x 9' 11" (4.98m x 3.02m)
Double glazed full aspect window to front, radiator, laminate flooring and door providing access to:

Dining Area
13' 1" x 8' 7" (3.99m x 2.62m)
Double glazed front door, double glazed window to front aspect, powerpoint and opens to:

Kitchen Area
10' 10" x 8' 7" (3.30m x 2.62m)
Fitted with a range of modern white wall and base level units with complementary work surfaces over, sink unit, integrated five burner gas hob, two integrated electric ovens, integrated washing machine and washing machine, tiled flooring, radiator, powerpoints, breakfast bar and double glazed window to rear aspect.

First Floor

Landing
Replaced open stairs with traditional newly fitted handrails, wooden mouldings, laminate flooring and doors providing access to:

Bedroom One
13' 11" x 8' 5" (4.24m x 2.57m)
Double glazed window to front aspect, radiator, laminate flooring and powerpoint.

Bedroom Two
12' 4" x 9' 1" (3.76m x 2.77m)
Double glazed window to front aspect, radiator, laminate flooring, powerpoint and built in wardrobe.

Bedroom Three
8' 7" x 8' 3" (2.62m x 2.51m)
Double glazed window to rear aspect, radiator, laminate flooring, powerpoint and built in wardrobe.

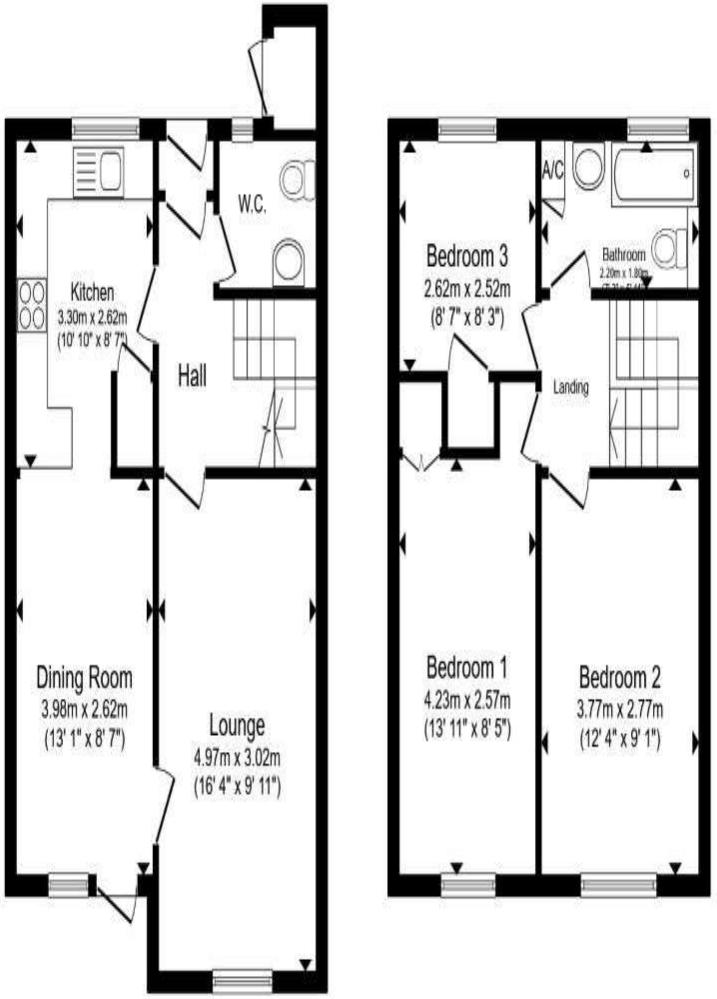
Bathroom
Fitted with a three piece suite comprising bath, WC, wash hand basin, vinyl flooring, heated towel rail, airing cupboard housing combi boiler and double glazed window to rear aspect.

Outside

Front
Raised decking with steps rising to front door.

Rear Garden
Enclosed, tiered with stone chipped area to lower tier and artificial grass to upper tier.

Estate Agents Notes
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

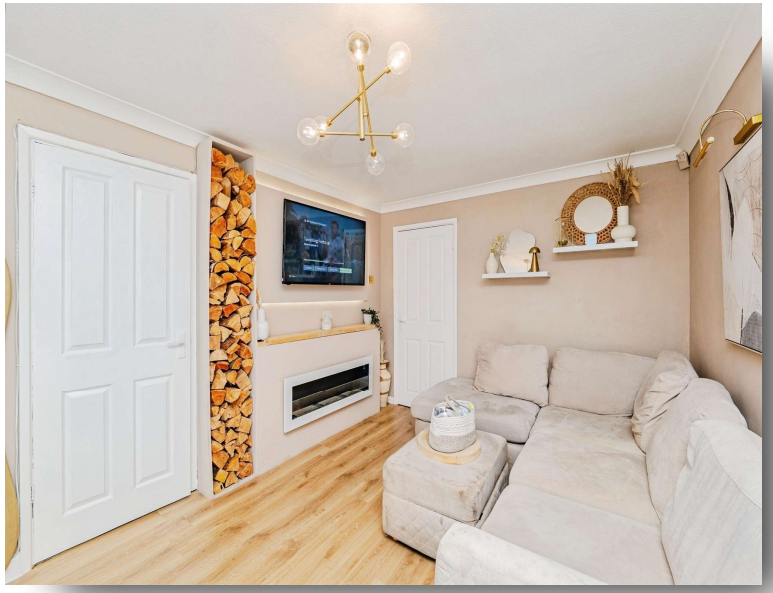


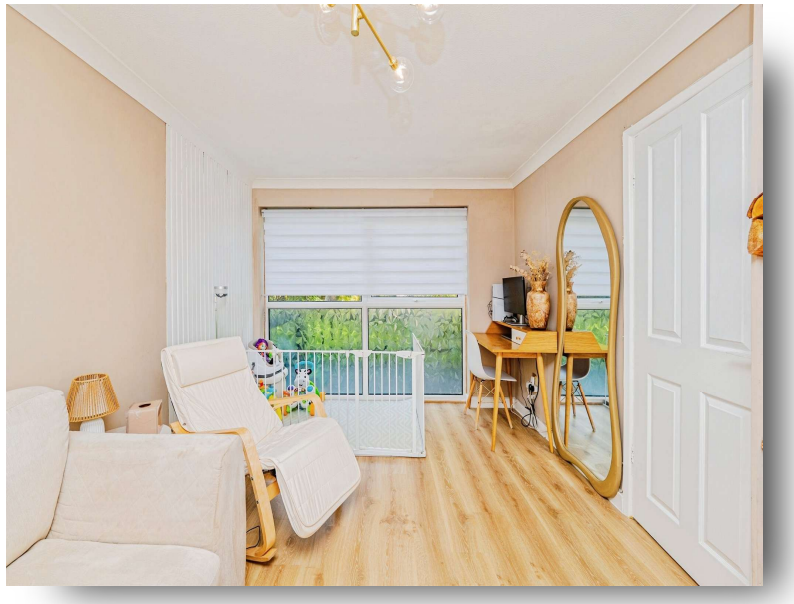
Ground Floor **First Floor**

Total floor area 88.8 m² (956 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Chapel Wood,

Llanedeyrn Cardiff

- End Terraced Family Home
- Three Bedrooms
- Lounge
- Fitted Kitchen/Dining Area
- Ground Floor Shower Room

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£220,000



view this property online allenandharris.co.uk/Property/ROA115218

The Property Ombudsman

Property Ref:
ROA115218 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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