



**Coed-Y-Gores, Llanedeyrn Cardiff CF23 9NS**

**welcome to**

## **Coed-Y-Gores, Llanedeyrn Cardiff**

NO ONWARD CHAIN

! A three-bed mid-terrace in Llanedeyrn with lounge, kitchen/diner, WC, gardens and garage. Close to amenities, schools, bus routes and A48/M4. This property offers fantastic potential for first-time buyers, families, or investors alike. Internal viewing is highly recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hall**

Stairs rising to first floor and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC and wash hand basin.

#### **Lounge**

10' 1" x 9' 11" ( 3.07m x 3.02m )

Double glazed window to rear aspect, powerpoint and radiator.

#### **Dining Area**

14' 1" x 8' 5" ( 4.29m x 2.57m )

Double glazed window to rear aspect, radiator, powerpoint and double glazed door providing access to rear.

#### **Kitchen Area**

10' 5" x 9' ( 3.17m x 2.74m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and under counter fridge, tiled splashbacks and double glazed window to front aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

13' x 9' 11" ( 3.96m x 3.02m )

Double glazed window to rear aspect, radiator and powerpoint.

#### **Bedroom Two**

14' x 10' 2" ( 4.27m x 3.10m )

Double glazed window to rear aspect, radiator and powerpoint.

#### **Bedroom Three**

10' 6" x 8' 8" ( 3.20m x 2.64m )

Double glazed window to front aspect, radiator and powerpoint.

#### **Bathroom**

Fitted with a three piece suite comprising bath, WC, wash hand basin and double glazed window to front aspect.

### **Outside**

#### **Front**

Hedge boundaries, area laid to lawn with gated paved path leading to front entrance.

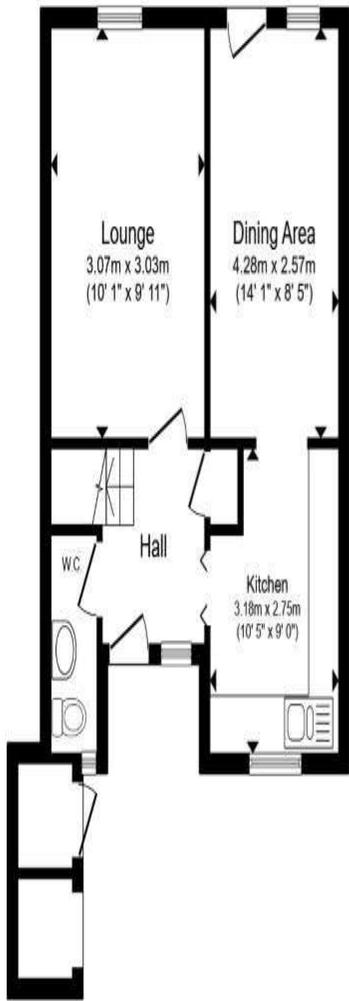
#### **Rear Garden**

Enclosed with paved area, stone chipping's and pedestrian door providing access to:

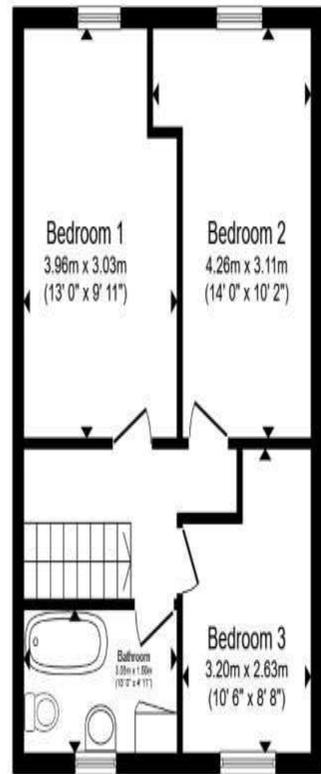
#### **Garage**

18' 3" x 9' 3" ( 5.56m x 2.82m )

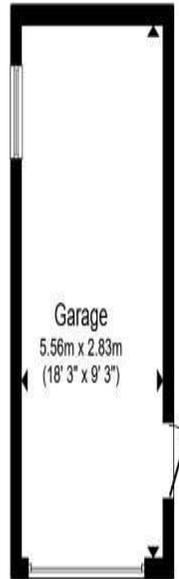
With roller shutter door.



**Ground Floor**



**First Floor**



**Garage**

Total floor area 102.5 m<sup>2</sup> (1,103 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](http://www.propertybox.io)



**welcome to**  
**Coed-Y-Gores,**  
**Llanedeyrn Cardiff**

- Mid Terraced Home
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- First Floor Bathroom and Downstairs WC
- Front and Rear Gardens
- Garage
- Close to Amenities, Schools and Bus Routes

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£190,000**



**view this property online** [allenandharris.co.uk/Property/ROA114626](https://www.allenandharris.co.uk/Property/ROA114626)



Property Ref:  
ROA114626 - 0002

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allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://www.allenandharris.co.uk)