

**Coryton Crescent, Cardiff**  
offers in the region of £375,000



# About the property

A traditional three bedroom semi-detached house, built in 1952, with cavity walls externally finished in render above a facing brick plinth, all beneath a pitched roof on concrete interlocking tiles. This well presented and modernised home, fronts quiet Coryton Crescent, well away from busy passing traffic, yet well placed with walking distance to Coryton Train Station and the popular Village Hotel, whilst with fast access is an exit onto both the M4 and the A 470. This perfect first time purchase/downsize or family home, provides versatile living space with the special benefits of a private block paved entrance drive allowing parking for 2-3 cars, a detached garage (16'10 x 8'6), and a delightful enclosed and level south facing rear garden. The property also includes gas heating with panel radiators, replacement PVC double glazed windows, wood block floors, traditional style white panel internal doors, and stylish fitted wardrobes to both bedroom one and bedroom two. The well planned living space comprises, an entrance porch, entrance hall with a returning spindle balustrade staircase with a half landing, a modern spacious down stairs cloak room, a fitted kitchen with integrated appliances, and a charming through lounge and dining room (25'2 x 12'0), inset with a contemporary fire place with marble hearth and surround, plus PVC french doors which open onto the delightful rear gardens.

# Accommodation

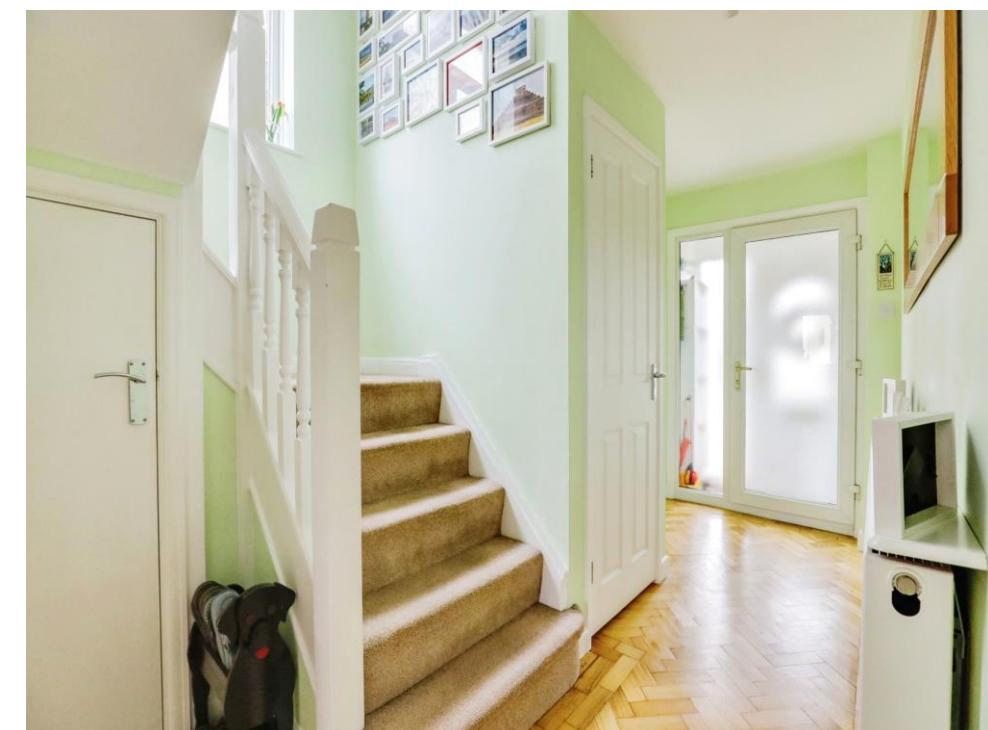
## The Property

The first floor comprises three good sized bedrooms, and a large family bathroom, complete with both panel bath and a large shaped corner shower cubicle. The outside space is perfect for a small family or a couple, and whilst the garage is a substantial (16'10 x 8'6), there is also a large garden shed neatly concealed beyond the garage. A truly impressive home in a super location. Must be seen!

Conveniently placed is Whitchurch Village Shopping Centre which has a comprehensive variety of amenities including a wide range of local shops and stores serving every day needs, excellent primary and secondary schools, many coffee shops, public houses and restaurants, hairdressers, butchers, a Post Office, a Co-op, an Iceland, a Morrisons local, a Parsons Bakery, a Greggs, a Principality Building Society, a Monmouthshire Building Society, a Peacock's, a Boots The Chemist, Fintons Fish & Chips Company, a Coffee 1, Coffi Lab and a very popular local Farmers Pantry Butchers. Local Pub and restaurants include the Plough, The Royal Oak and the Malsters Inn, all within the Village centre.

## Schools

There are currently three schools located in the suburb of Whitchurch, Cardiff. Whitchurch High School, the largest comprehensive school in Wales with around 2400 pupils and located on Penlline Road. Ysgol Gymraeg Melin Gruffydd, a very successful two form entry Welsh-medium primary school located on Glan-Y-Nant Road. The current Head teacher is Mr Illtyd James and under his





leadership the school received a superb Estyn inspection report in 2015 and is categorised as a Green school by Welsh Government.

The school's motto is 'Cofia ddysgu byw...' Whitchurch Primary School located on Erw Las, is the largest primary school in Wales with over 700 Pupils from 3-11 years on roll. The school was officially opened by international footballer and former pupil Gareth Bale and its motto is 'Work together, play together, and succeed together'. Whitchurch Primary School received a glowing Estyn inspection report in early 2015 and is also placed in the high performing Green support category by Welsh Government.

## Transport

Located three miles North of Cardiff centre Whitchurch Village provides fast travel to Manor Way, the A 470 and the M4. Local bus services connect with all parts of Cardiff. There are numerous Railway Stations serving North Cardiff, including Coryton Railway Station which is an eight minute walk, Llandaff North (just 10 minute's walk), Rhiwbina Garden Village, Birchgrove, Caerphilly Road Station, Maes Y Coed Road Station, and both Heath High level and Heath Low level, each providing fast travel to Cardiff City Centre.

## Entrance Porch

## Entrance Hall

Approached via an obscure glass double glazed PVC entrance door with side screen matching windows, herringbone style wood block flooring, built-in cloaks cupboard, spindle balustrade staircase leading to half landing, under stair storage cupboard.

## Downstairs Cloakroom

Approached by a traditional style panel door from the entrance hall, stylish modern white suite comprising slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, walls part ceramic tiled, radiator, PVC double glazed patterned glass window to side.

## Kitchen

12' x 8' 6" ( 3.66m x 2.59m )  
Well fitted along three sides with a range of panel fronted floor and eye level units with slim line handles and laminate patterned worktops, stainless steel sink with vegetable cleaner, mixer taps and drainer, stainless steel four ring gas hob, integrated fan assisted electric oven, canopy style extractor hood, space with plumbing for a washing machine, space with plumbing for a dishwasher, space for the housing of a tumble dryer, PVC double glazed window with a view of the rear gardens, ceiling with spotlights, ceramic tiled floor, part ceramic tiled walls, space for the housing of an

upright fridge freezer, fitted breakfast bar, wall mounted Worcester gas central heating boiler, PVC double glazed outer door to drive, radiator.

## Lounge And Dining Room

25' 2" x 12' ( 7.67m x 3.66m )  
PVC double glazed picture window with outlooks on to the quiet frontage road, contemporary fireplace with marble hearth and surround, PVC double glazed French doors with matching side screen windows opening on to a sun terrace with views of the rear gardens, two double radiators, coved ceilings, traditional style white panel door to entrance hall.

## Landing

Approached by a returning spindle balustrade staircase leading to the main landing, patterned glass PVC double glazed window to side, access to roof space, the loft is fully boarded with a light and pull ladder.

## Master Bedroom One

12' 5" x 12' ( 3.78m x 3.66m )  
With a PVC double glazed window with outlooks on to the quiet frontage road, radiator, coving, stylish fitted wardrobes and work station/dressing table, white traditional style panel door to landing.



## **Bedroom Two**

12' 4" x 12' ( 3.76m x 3.66m )

With a range of fitted wardrobes along one wall, coved ceiling, radiator, PVC double glazed window with a pleasing rear garden outlook, white traditional style panel door to landing.

## **Bedroom Three**

9' x 8' 7" ( 2.74m x 2.62m )

A larger than average third bedroom, inset with a PVC double glazed window with outlooks on to the quiet frontage road, coved ceiling, radiator.

## **Family Bathroom**

8' 9" x 8' 6" ( 2.67m x 2.59m )

Modern white suite with walls and floor ceramic tiled comprising panel bath with chrome taps and pop-up waste, W.C. with concealed cistern, mounted shaped wash hand basin with chrome mixer taps and pop-up waste, separate large ceramic tiled shaped corner shower cubicle with chrome shower fittings and clear glass shower door and screen, chrome vertical radiator/towel rail, ceiling with spotlights, PVC double glazed patterned glass window to side, full range of stylish fitted vanity units along one wall, white traditional style panel door opening on to the landing.



## **Front Garden**

Chiefly block paved providing parking for an extra two vehicles.

## **Entrance Drive**

Private block paved off street vehicular entrance drive approached via a wide entrance with a dropped kerb access and two brick pillars, enclosed by low boundary walls and timber fencing, outside water tap.

## **Garage**

16' 10" x 8' 6" ( 5.13m x 2.59m )

Brick built garage with electric power and light, roller front entrance door, PVC courtesy door to gardens, separate modern electric consumer unit/distribution box.

## **Rear Gardens**

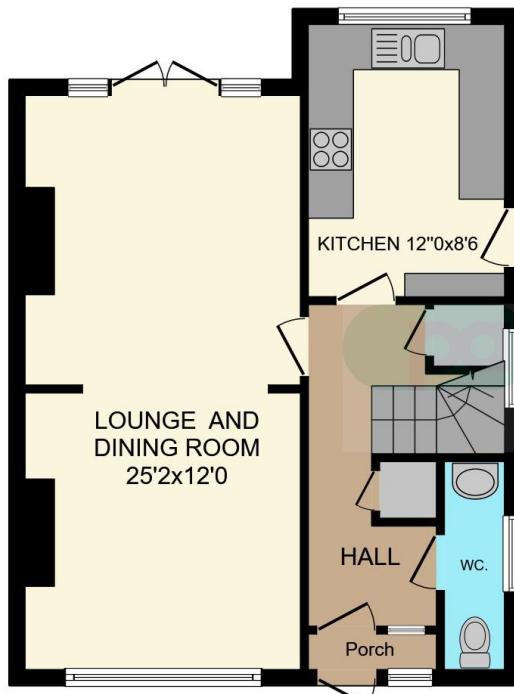
South facing, level and laid to lawn beyond a paved sun trap sun patio, all enclosed by timber panel fencing to afford privacy and security, partly edged with borders of shrubs and plants. Large garden shed measuring 8 ft x 7' 10" located on a paved and stone finished foundation.



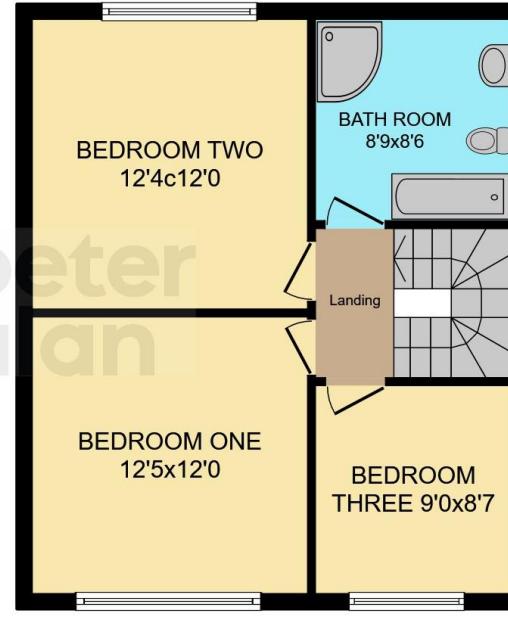


02920 612328

whitchurch@peteralan.co.uk



**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

