



Coed-Y-Gores, Llanedeyrn Cardiff CF23 9NF

welcome to

Coed-Y-Gores, Llanedeyrn Cardiff

Spacious four-bedroom end-terraced home in sought-after Llanedeyrn, ideally located close to local amenities, schools and transport links. Benefiting from a lounge, fitted kitchen/dining room, downstairs WC, shower room, gas central heating and front and rear gardens. Early viewing recommended.

Ground Floor

Entrance

Via a double glazed front door into:

Porch

Polycarb roof, tiled flooring and access to:

Hallway

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

Lounge

14' x 11' 3" (4.27m x 3.43m)

Double glazed window to front aspect, single glazed internal window into porch, radiator, dado rail and laminate flooring.

Kitchen/Dining Area

18' 1" x 9' 8" (5.51m x 2.95m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, laminate flooring, partially tiled floor in kitchen, powerpoint, double glazed windows to front and rear aspect and double glazed door providing access to rear garden.

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, tiled flooring and double glazed window to side aspect.

Inner Hall

Door providing access to:

Porch Area

7' 8" x 6' 4" (2.34m x 1.93m)

Double glazed window to rear aspect, wall mounted combi boiler and two cupboards.

First Floor

Landing

Loft hatch, three built in storage cupboards and doors providing access to:

Bedroom One

12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed window to front aspect, laminate flooring, radiator and powerpoint.

Bedroom Two

12' 1" x 8' 7" (3.68m x 2.62m)

Double glazed window to front aspect, radiator and powerpoint.

Bedroom Three

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

Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Four

11' 11" x 6' (3.63m x 1.83m)

Double glazed window to front aspect, radiator and powerpoint.

Shower Room

Fitted with a three piece suite comprising walk in shower, WC, wash hand basin inset to vanity unit, vinyl flooring, partially tiled walls, radiator and single glazed window to rear aspect.

Outside

Front

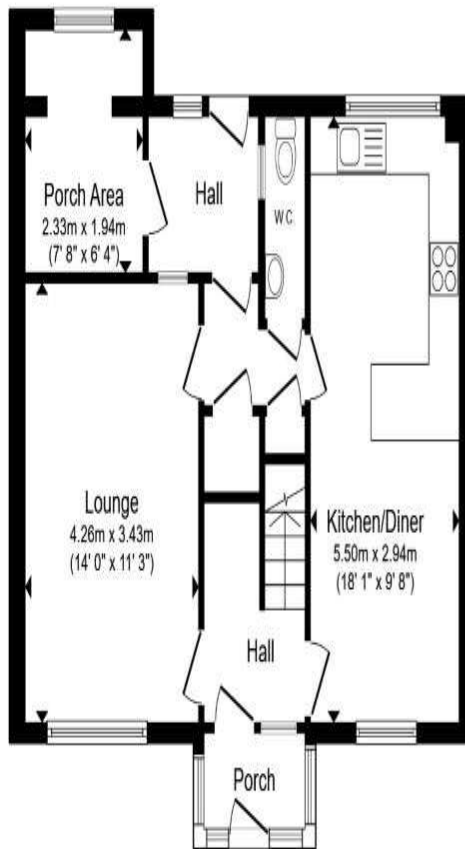
Enclosed with boundary wall, mainly laid to lawn with path leading to front entrance.

Rear Garden

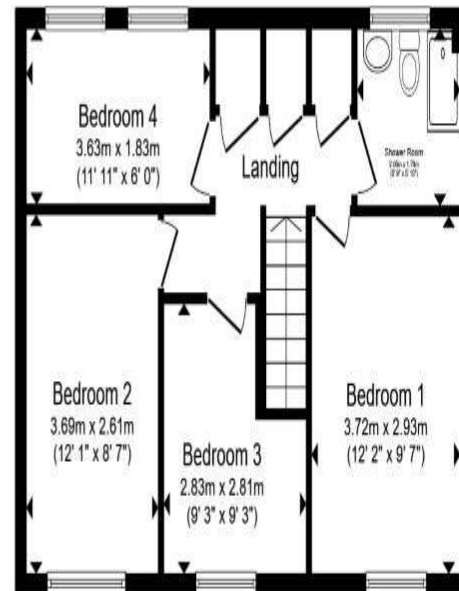
Enclosed, low maintenance and mainly paved.

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 106.8 m² (1,150 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



welcome to
Coed-Y-Gores,
Llanedeyrn Cardiff

- End Terraced Family Home
- Four Bedrooms
- Lounge and Downstairs WC
- Fitted Kitchen/Dining Area
- First Floor Shower Room

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

offers in excess of

£220,000



view this property online allenandharris.co.uk/Property/ROA115194



Property Ref:
ROA115194 - 0002

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