



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

**welcome to**

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

NO ONWARD CHAIN! A THREE BEDROOM MID TERRACED home, set in the popular location of LLANEDEYRN, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

### **Ground Floor**

#### **Entrance**

Sliding aluminium doors providing access to:

#### **Porch**

Double glazed front door providing access to:

#### **Hallway**

Stairs rising to first floor, built in cupboard, radiator and access to:

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, vinyl flooring, double glazed window to front aspect with access to:

#### **Boiler Room**

6' 7" x 4' 9" ( 2.01m x 1.45m )

Double glazed window to front aspect, wall mounted combi boiler and vinyl flooring.

#### **Lounge Area/ Dining Area**

19' x 13' 9" ( 5.79m x 4.19m )

Two double glazed windows to rear aspect, laminate flooring, two radiators and double glazed door providing access to porch.

#### **Kitchen**

10' 4" x 8' 6" ( 3.15m x 2.59m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, dishwasher and under counter fridge, tiled walls and double glazed window to front aspect.

### **First Floor**

#### **Landing**

Loft hatch, built in walk in storage cupboard and doors providing access to:

#### **Bedroom One**

13' 3" Max x 10' Max ( 4.04m Max x 3.05m Max )

Double glazed window to rear aspect, radiator and laminate flooring.

#### **Bedroom Two**

13' 3" Max x 10' 3" Max ( 4.04m Max x 3.12m Max )

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

#### **Bedroom Three**

8' 7" x 7' 1" ( 2.62m x 2.16m )

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

### **Bathroom**

Fitted with a four piece suite comprising bath, shower cubicle, WC, wash hand basin, tiled flooring, spotlights and double glazed window to front aspect.

### **Outside**

#### **Front**

Path leading to front entrance and stone chipped.

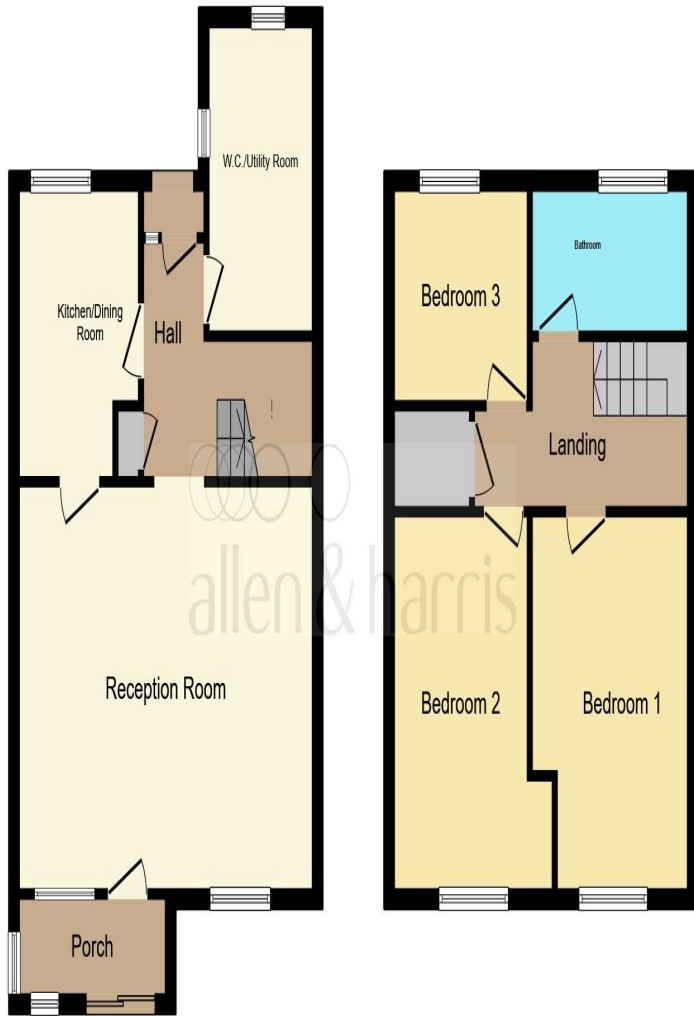
#### **Rear Garden**

Enclosed, mainly paved and gated access.

#### **Garage**

16' 2" x 8' 7" ( 4.93m x 2.62m )

With up and over door from street, electricity and single glazed wooden pedestrian door.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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

- Mid Terraced Home
- Three Bedrooms
- Lounge/Downstairs WC
- Fitted Kitchen Area/ Dining Area
- First Floor Bathroom
- Front and Enclosed Rear Garden
- Garage
- Popular Location

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

**£200,000**



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Property Ref:  
ROA114292 - 0002

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