

Chapel Wood

LLANEDEYRN, CARDIFF, CF23 9EP

GUIDE PRICE £235,000

**Hern &
Crabtree**



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Tucked away within the residential community of Llanedeyrn, this well-presented end of terrace home offers a comfortable and practical living environment ideal for modern family life. Thoughtfully arranged across two levels, the interior is filled with natural light and provides a sense of space and connection between each area.

The main living space is inviting, with an open flow through to the dining area and kitchen, where carefully considered finishes and integrated appliances ensure both style and functionality. Upstairs, three bedrooms offer flexibility for families or professionals, complemented by a well-appointed bathroom. The property also benefits from a useful downstairs bathroom, ample storage, and well-kept interiors throughout.

Externally, the private rear garden provides an ideal space for relaxation and outdoor dining, enclosed by a brick boundary and featuring decking, astroturf, and side access to the parking area. The front garden is neatly arranged with low-maintenance slate gravel and an iron gate leading to the entrance path.

Llanedeyrn is a well-connected district of Cardiff, known for its accessibility and community atmosphere. The area is served by a range of local amenities including shops, cafés, and schools such as St Teilo's Church in Wales High School and Ysgol Gyfun Gymraeg Bro Edern. Roath Park and its botanical gardens are a short drive away, offering scenic walks and leisure activities. Excellent transport links provide quick access to Cardiff city centre, the A48 and M4 corridor, making this location particularly convenient for commuters.



1031.00 sq ft

Porch

Entered via a composite double-glazed front door with an obscure glass panel. The porch features a double-glazed window to the front, wood-effect laminate flooring and provides a useful transition space before entering the main living area.

Living Room

A welcoming principal reception room with a double-glazed window to the front, wood-effect laminate flooring and a radiator. This space opens seamlessly to the dining area, creating a sociable flow ideal for family life.

Dining Room

Positioned to the rear with a double-glazed window looking into the porch, matching laminate flooring and a radiator. A well-proportioned room suitable for entertaining or family dining, with easy access to the kitchen.

Kitchen

Fitted with a range of wall and base units with composite work surfaces, tiled splashbacks and laminate flooring. There is a composite sink and drainer, an integrated four-ring gas hob, integrated oven, integrated microwave and space for a washing machine. A double-glazed window overlooks the front, allowing plenty of natural light.

Hallway

Accessed via a composite door with an obscure glazed panel leading to the rear garden. Includes a radiator and staircase rising to the first floor.

Cloakroom

A practical ground cloakroom with a double-glazed obscure window to the rear, comprising a WC, wash basin, radiator and tiled flooring.

First Floor Landing

Dog-leg staircase leading to the first-floor landing,

giving access to the bedrooms and main bathroom.

Bedroom One

A spacious double bedroom with two double-glazed windows to the front, wooden flooring, radiator and built-in cupboard providing useful storage.

Bedroom Two

A bright double bedroom with a double-glazed window to the front and radiator.

Bedroom Three

A comfortable bedroom with a double-glazed window to the rear, radiator and built-in storage cupboard.

Bathroom

Comprising a double-glazed obscure window to the rear, bath with power shower over, wash basin, WC, radiator and laminate flooring. Cupboard housing the combination boiler.

Rear Garden

A private, enclosed garden bordered by a brick wall, with decking and an area laid to artificial lawn, along with flowerbeds and side gate access leading to the car parking area.

Front Garden

Set behind a low wall with slate gravel frontage and an iron gate leading to the path and front entrance.

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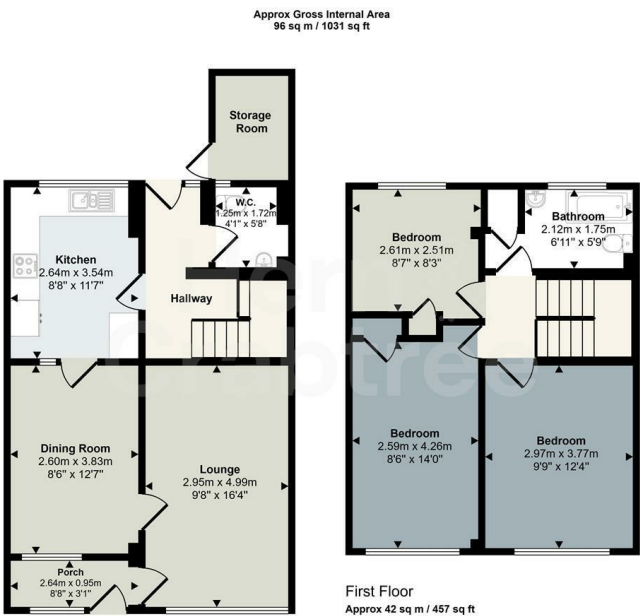
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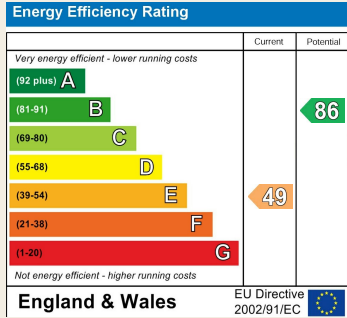
Tenure



Good old-fashioned service with a modern way of thinking.



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