Hern & Crabtree

Coed Arhyd

| The Drope | Cardiff | CF5 4TZ

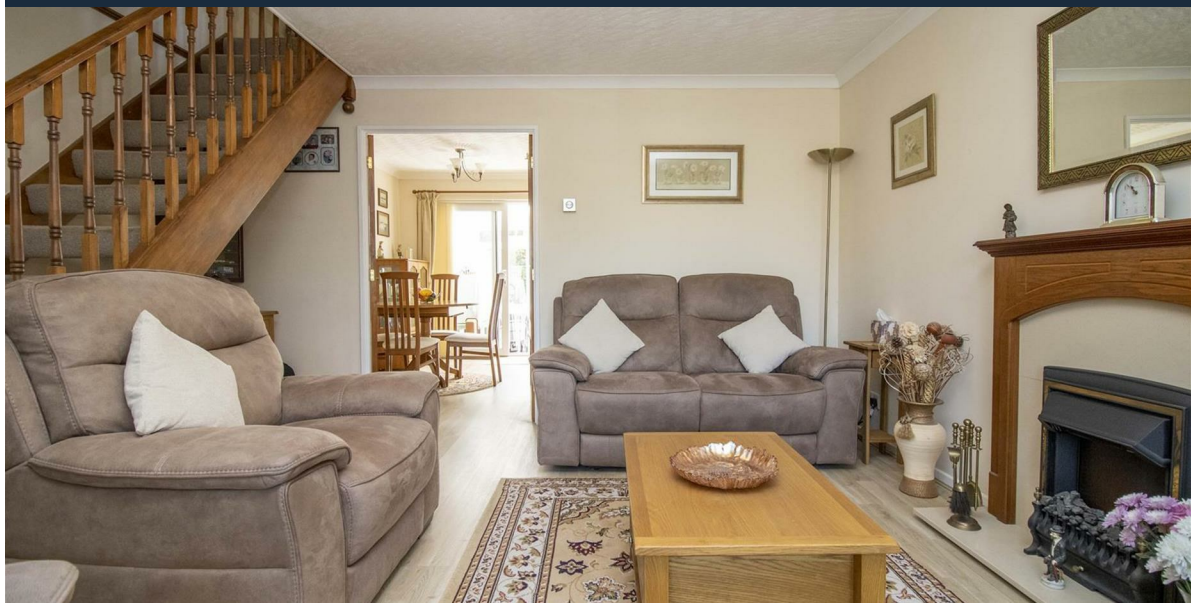
COED ARHYD

Guide Price £255,000

A wonderful three bedroom semi-detached house that has been immaculately maintained and boasting a superb rear garden. Light and spacious throughout, and ready for the next occupier to move straight in, this would be a perfect first time buy or anyone thinking of downsizing.

Delightfully positioned in this quiet no through road, the accommodation briefly comprises: Entrance Porch, Lounge opening up into the Kitchen/Diner and a Conservatory to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from a fantastic rear garden with side access as well as having off street parking.

Coed Arhyd is placed in The Drope, which is under 9 miles to the west of Cardiff and offers excellent city links and M4 access via the A4232. Nearby Culverhouse Cross offers a variety of large department stores and grocery shops and there are public transport links to the capital. Internal viewings are highly recommended!



Entrance Porch
Entered via a upvc obscure double glazed door, storage cupboard, utility meters, wood glazed door leads into lounge.

Lounge
14'06 x 13'08
Double glazed pvc and leaded window to the front, panelled radiator, power points, TV and telephone point, electric flame effect fire with surround and marble hearth, stairs to the first floor with understairs storage, wall mounted thrermostat, double wood glazed doors leading into the dining area.

Dining Room
7'02 x 10'07
Double glazed sliding patio doors leading into the conservatory, panelled radiator, power points, archway to the kitchen.

Kitchen
6'02 x 10'05 max
Fitted with Shaker style kitchen with wall and base units with worktop over, a four ring gas hob with cooker hood over and grill and oven beneath, single bowl stainless steel sink and drainer with a mixer tap, space for washing machine, integrated fridge and freezer, wine rack, part tiled walls, power points, double glazed window to the rear.

Conservatory
Double glazed windows to the side and the rear and double glazed French patio doors leading onto the rear garden, power points and computer charging point.

First Floor Landing
Stairs rise up from the lounge, access via a pull down ladder to loft with light, power point, airing cupboard housing a Vaillant combination boiler and slatted shelving.

Bedroom One
11'02 to wardrobe x 8'05
Double glazed leaded window to the front, panelled radiator, power points, built in wardrobe with sliding mirrored doors, hanging rail and shelving.

Bedroom Two
5'11 x 9'06
Double glazed window to the rear, panelled radiator, power points.

Bedroom Three
7'05 x 6'09
Double glazed window to the rear, panelled radiator, power points.

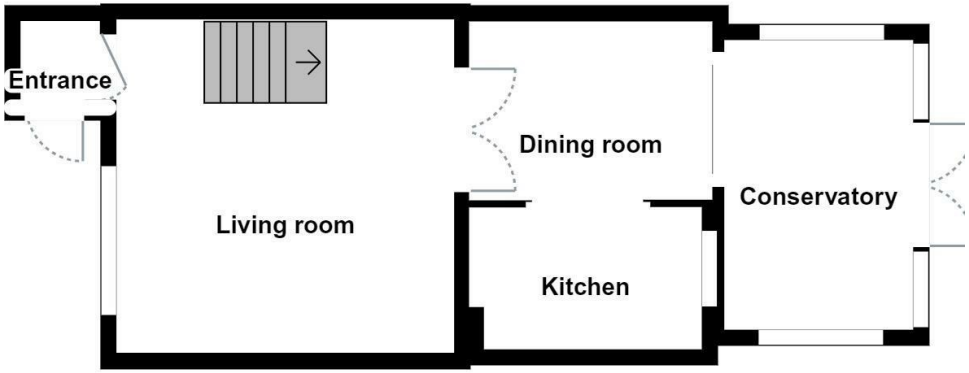
Bathroom
Fitted with a three piece suite in white comprising panelled P shaped bath with mixer tap and shower attachment and glass screen, a low level w.c and a vanity wash hand basin with mixer tap, heated towel rail, extractor fan, tiled walls and tiled floor double obscure glazed window to the side.

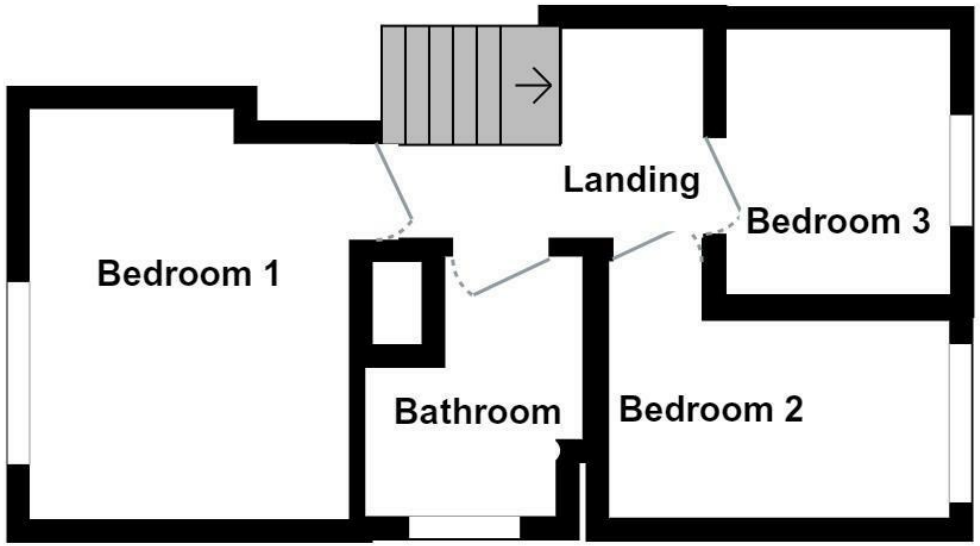
Rear Garden
Enclosed garden with timber fence, paved patio area, lawn area with borders of mature flowers, shrubs and tree, two timber storage sheds (one has power) outside cold water tap and power point, , stepping stones to vegetable patch, door to side.

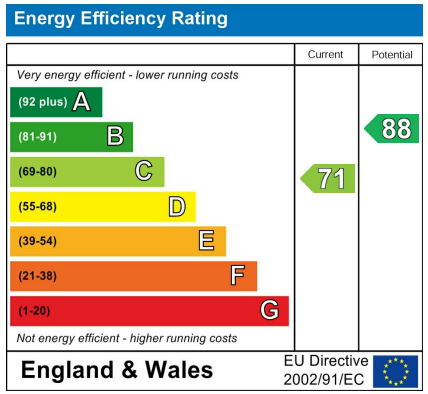
Front
Hardstand, pathway to front door, mature flowers.

Tenure
We have been advised by the seller that the property is freehold and the council tax band is D.

Call Hern & Crabtree to arrange a viewing on 02920 555 198







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Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing puroses and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.