





Coed-Y-Gores,Llanedeyrn Cardiff CF23 9NS

allen & harris

welcome to

Coed-Y-Gores, Llanedeyrn Cardiff

No Onward Chain! A three-bedroom mid-terraced home in popular Llanedeyrn, close to local amenities, schools, shops, and transport links. Offering two reception rooms, a fitted kitchen, downstairs WC, shower room, gas central heating, and an enclosed rear garden. Viewing recommended.

Ground Floor

Entrance
Via front door into:

Reception Room One
13' 10" x 8' 5" (4.22m x 2.57m)
Double glazed window to front aspect, radiator, powerpoint and door providing access to rear garden.

Reception Room Two
13' 2" x 10' (4.01m x 3.05m)
Double glazed window to front aspect, radiator, powerpoint and access to:

Inner Hall
Stairs rising to first floor, storage cupboard, understairs space, double glazed door providing access to rear garden and access to:

Kitchen
10' 2" x 8' 9" (3.10m x 2.67m)
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, extractor, powerpoint and double glazed window to rear aspect.

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

First Floor

Landing
Storage cupboard and doors providing access to:

Bedroom One
13' 3" x 10' 2" (4.04m x 3.10m)
Double glazed window to front aspect, radiator, powerpoint and overbed wardrobes.

Bedroom Two
13' 3" x 9' 10" (4.04m x 3.00m)
Double glazed window to front aspect, radiator and powerpoint.

Bedroom Three
8' 9" x 7' 3" (2.67m x 2.21m)
Double glazed window to rear aspect, radiator and powerpoint.

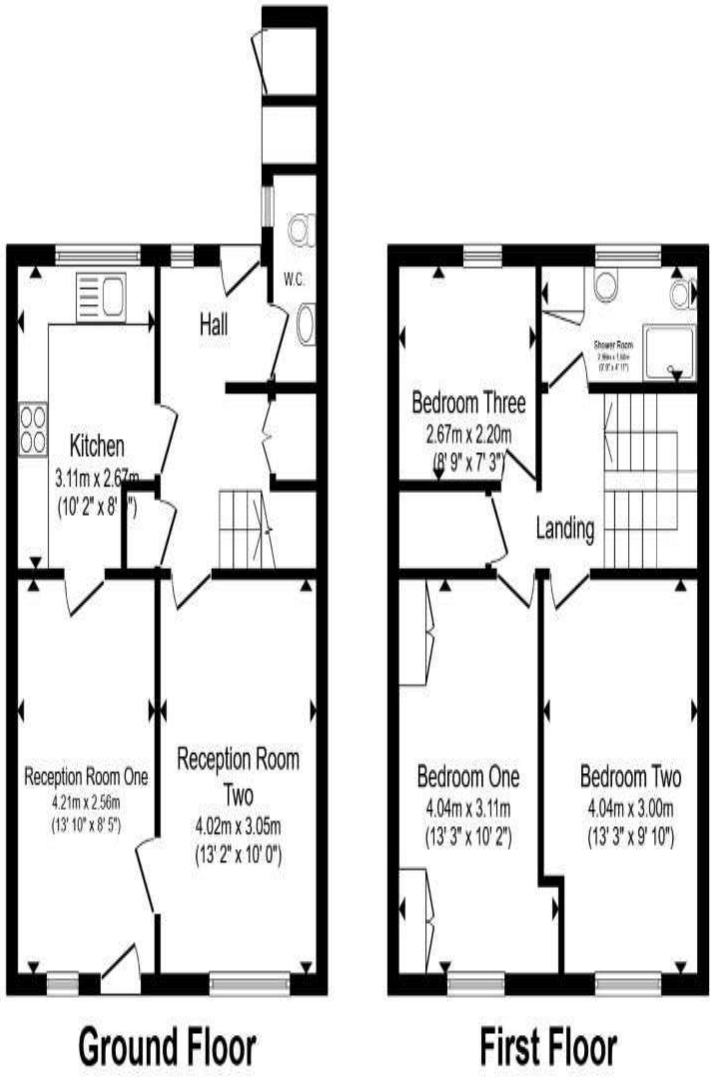
Shower Room
Fitted with a three piece suite comprising shower area, WC, wash hand basin and double glazed obscure window to rear aspect.

Outside

Front
Wooden fence boundary with gated access, shrubbed area, path leading to front entrance and communal lawn area to front.

Rear Garden
Enclosed with paved area, decking area, brick storage/outhouse, wooden storage shed to remain and gated rear access.

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."



Total floor area 86.2 m² (927 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

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welcome to

Coed-Y-Gores,

Llanedeyrn Cardiff

- Mid Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen and Downstairs WC
- First Floor Shower Room

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

offers in excess of

£180,000



view this property online allenandharris.co.uk/Property/ROA114239

The Property Ombudsman

Property Ref:
ROA114239 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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