



Coryton Drive,
Whitchurch, Cardiff,
CF14 7ES



Asking Price
£420,000

4 Bedrooms
House - Semi-Detached

An attractive and well presented four bedroom semi detached family home, occupying a desirable position within a quiet cul de sac on Coryton Drive. Arranged over three floors, the property offers versatile and generously proportioned accommodation, ideally suited to modern family living. The ground floor features a welcoming bay fronted lounge, providing a comfortable reception space with a feature fireplace, whilst to the rear, the spacious fitted kitchen and dining area offers a practical and sociable environment for everyday family life and entertaining. A useful ground floor cloakroom completes the accommodation on this level. To the first floor are three well proportioned bedrooms, together with a family bathroom. The entire top floor is dedicated to the principal bedroom suite, with fitted wardrobes, useful eaves storage and an en suite shower room.

Outside, the property benefits from an enclosed rear garden incorporating a large patio terrace and artificial lawn, ideal for outdoor dining and relaxation. To the front, a private driveway and garage provide valuable off road parking and additional storage.

Whitchurch Village is within easy reach, offering a superb selection of independent shops, cafés, restaurants and everyday amenities. Coryton Primary School and other well regarded local schools are conveniently accessible, whilst Coryton railway station provides links into Cardiff city centre.



GROUND FLOOR

LOUNGE

12'2" x 13'7"

A welcoming reception room featuring a bay window, attractive fireplace and ample space for comfortable seating.

KITCHEN/DINING ROOM

21'0" x 12'3"

A spacious fitted kitchen with contemporary gloss units, wooden work surfaces, tiled splashbacks and space for appliances. Open plan, with ample space for dining table and chairs.

CLOAKROOM

4'4" x 4'0"

Fitted with a wash hand basin and WC.

FIRST FLOOR

LANDING

Providing access to three bedrooms and the family bathroom, with stairs continuing to the principal bedroom suite.



Features

- Attractive four bedroom semi detached family home arranged over three floors
- Situated in a quiet cul de sac within easy reach of Whitchurch Village
- Spacious bay fronted lounge with feature fireplace
- Modern fitted kitchen and dining area with integrated appliances
- Three well proportioned bedrooms and family bathroom to the first floor
- Impressive top floor principal bedroom with fitted wardrobes and en suite shower room
- Enclosed rear garden with patio terrace and lawn

BEDROOM ONE

12'2" x 13'7"

A generous double bedroom positioned to the front of the property. With carpeted floor, upvc bay window and radiator panel.

BEDROOM TWO

10'7" x 12'4"

A well proportioned double bedroom overlooking the rear aspect of the property. With fitted wardrobes, cupboard housing a Worcester combination boiler, carpeted floor, UPVC window and radiator panel.



BEDROOM THREE

10'2" x 6'8"

A versatile bedroom overlooking the rear aspect of the property. This larger than average bedroom would work well as children's room, guests or use as a home office.

FAMILY BATHROOM

5'6" x 6'3"

Fitted with a panelled bath with shower attachment, wash hand basin and WC.

SECOND FLOOR

MASTER BEDROOM

10'9" x 11'3"

Occupying the entire top floor, this private bedroom suite benefits from fitted wardrobes, additional eaves storage and access to an en suite shower room. With carpeted floor, UPVC window and radiator panel.

EN SUITE

4'5" x 5'5"

Fitted with a shower enclosure, wash hand basin and WC.

OUTSIDE

FRONT

A private driveway provides off road parking and access to the garage.

REAR

An enclosed rear garden incorporating a patio terrace and artificial lawned area, providing an attractive outdoor space for relaxing, dining and entertaining.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1180.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



4 BEDROOMS



2 BATHROOMS

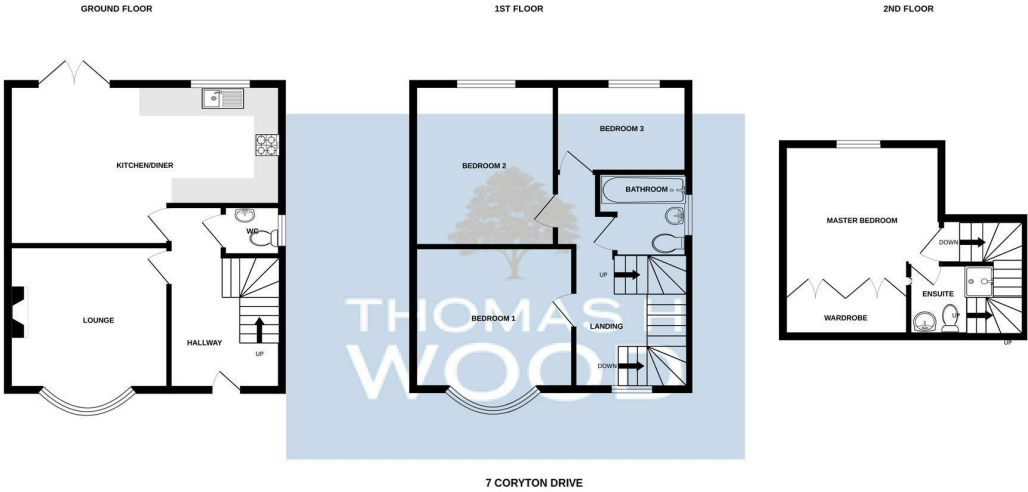


2 RECEPTION ROOMS



ENERGY RATING: D

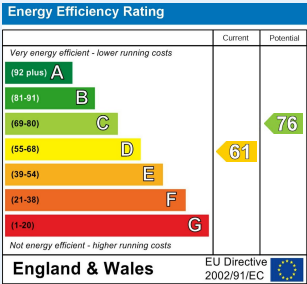




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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