

51 Coedriglan Drive  
Cardiff  
CF5 4UN

Entrance Hall

Entered via upvc d.g. door , stairs raising to first floor, door to:-

Lounge 17' x 11' (max)

Window to front, t.v. aerial point door to:-



Kitchen 10'7" x 9'0"

Fitted kitchen comprising plenty of wall and base units including "Belfast" style sink with mixer tap, solid wood worktops, gas cooker point, plumbed for washing machine, and space for slim line dish washer, complimentary tiled splash back, ceramic tiled floor, breakfast bar, window and upvc d.g. door to rear garden.



First Floor Landing

Loft Access then doors leading off to:-

Bedroom One 12'2" x 9;11"

Double bedroom, large built in storage cupboard, window to rear.



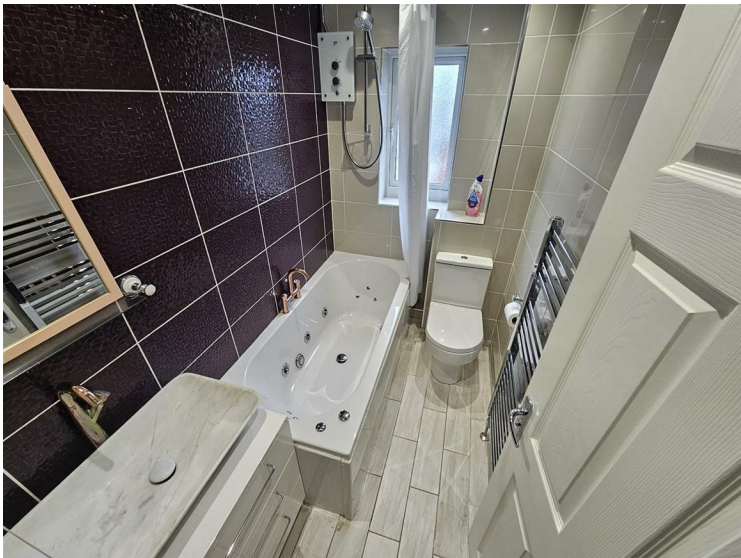
Bedroom Two 11'1" x 6'10"

A good sized second bedroom. built in storage cupboard, window to rear



Bathroom W.C.

Modern white bathroom suite with "Jacuzzi" style bath with shower over and glazed door, vanity wash hand basin with drawers beneath, low level w.c., complimentary tiled walls and floor, window to rear.



Outside front

Large driveway with parking for two cars.

Rear

Large enclosed rear garden with paved patio narea then laid to lawn enclosed by means of wood panel fencing and colour finish metal panels, shrub/hedge borders.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 90        | (92 plus) A                                                     |         | 75        |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   | 66      |           | (55-68) D                                                       | 67      |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |





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hoskinsmorgan Are Pleased To Offer For Let This Well Presented Two Bedroom Mid Link House Situated On This Extremely Popular Private Development. Accommodation Further Comprises Entrance Hall, Lounge, Fitted Kitchen, Luxury Bathroom, Gas C/h., Upvc Windows & Doors., Good Sized Rear Garden, Parking For Two Cars. Unfurnished. Council Tax Band 'C' Energy Rating 'D' Available After 15th March