

Coeden Dal
Cardiff
CF23

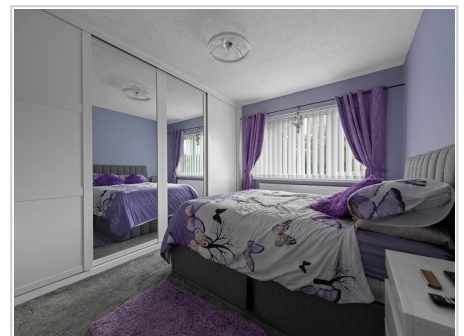
£240,000



- Three Bedroom Mid Terraced Property
- Off Road Parking
- Open Living/Dining Room
- Front and Rear Gardens
- Great Location
- Close to Amenities
- Viewing Highly Recommended

Ref: PRA12061

Viewing Instructions: Strictly By Appointment Only



General Description

Nestled in the highly sought-after Coeden Dal area of Cardiff, this charming three-bedroom mid-terraced house presents an exceptional opportunity for a variety of buyers, from first-time purchasers to growing families. This property combines comfortable living spaces with the convenience of a prime location, making it a truly desirable home.

The property has the invaluable benefit of off-road parking, a significant advantage in this popular residential area. Step inside to discover a thoughtfully laid out interior, beginning with the inviting reception areas. The property boasts two distinct reception rooms, seamlessly flowing into an open living/dining room. This versatile space is perfect for both everyday family life and entertaining guests, offering ample room for relaxation and formal dining. Large windows allow natural light to flood the area, creating a bright and airy atmosphere that enhances the sense of space and comfort.

The kitchen, conveniently located, provides a functional space for culinary pursuits. Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat. These rooms are versatile, suitable for double beds, and could also serve as a home office or hobby space, catering to diverse family needs. The bedrooms are served by a well-appointed family bathroom, complete with essential fixtures and fittings, ensuring convenience for all residents.

Externally, the property benefits from both front and rear gardens. The front garden enhances the property's kerb appeal, while the rear garden provides a private outdoor space. This space is perfect for al fresco dining, children's play, or simply unwinding after a long day. The manageable size of the gardens ensures they are easy to maintain, allowing more time to enjoy the outdoor space rather than tending to it.

Residents will appreciate being within easy reach of local shops, supermarkets, and a variety of services, ensuring all daily needs are met with ease. The area also benefits from good transport links, providing straightforward access to Cardiff city centre and surrounding areas, making commuting a breeze. Furthermore, families will find a selection of schools nearby, adding to the appeal of this fantastic location.

Accommodation



Front

Entrance porch

Entered via pvc front door with secondary pvc door leading into entrance hall

Entrance hall

Papered walls, textured ceiling, laminate flooring, radiator.

Kitchen

Range of wall and base units with stainless steel sink with mixer tap set upon work surfaces, integrated oven with gas hob and extractor set above, space for white goods, painted walls, textured ceiling, vinyl flooring, window and door to rear aspect.

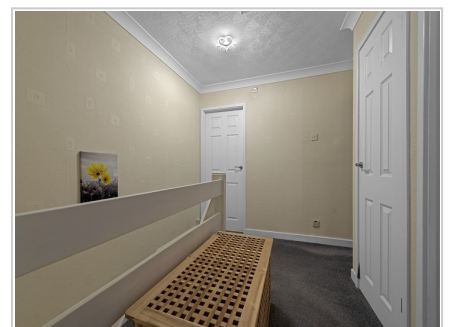
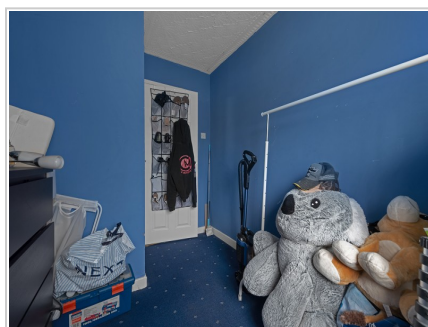
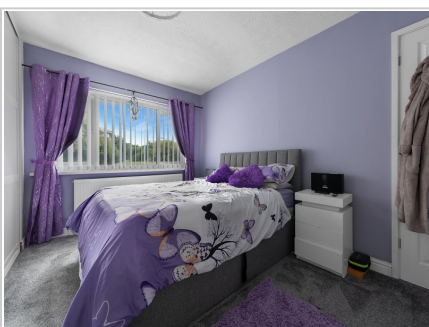
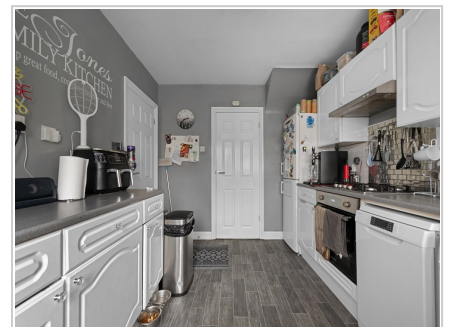
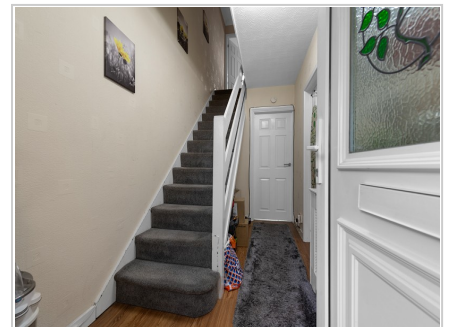
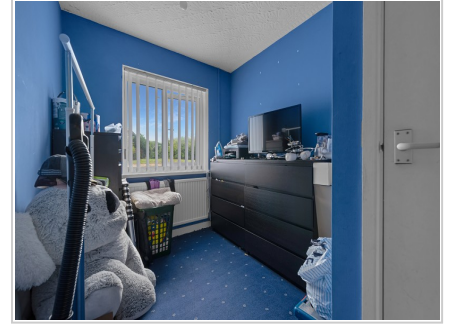
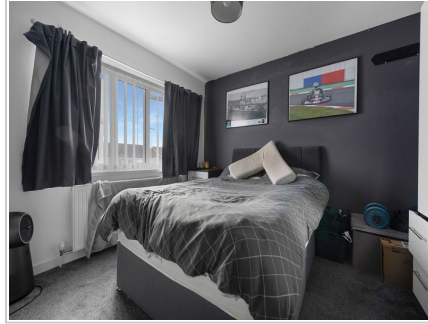
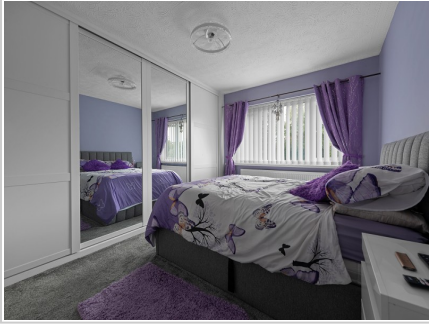
Services

Tenure

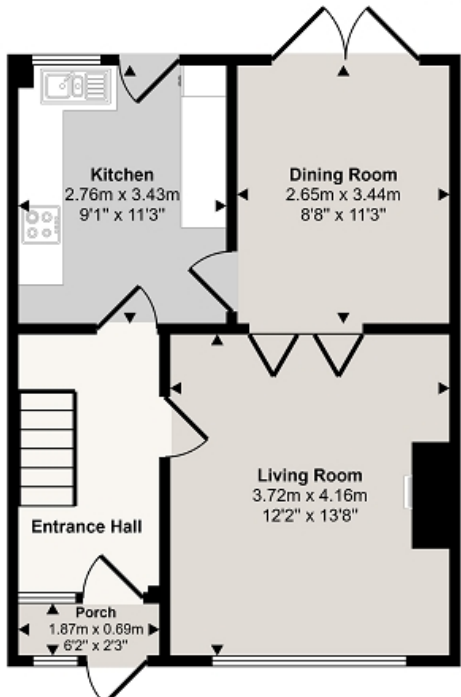
We are informed that the tenure is Not Specified

Council Tax

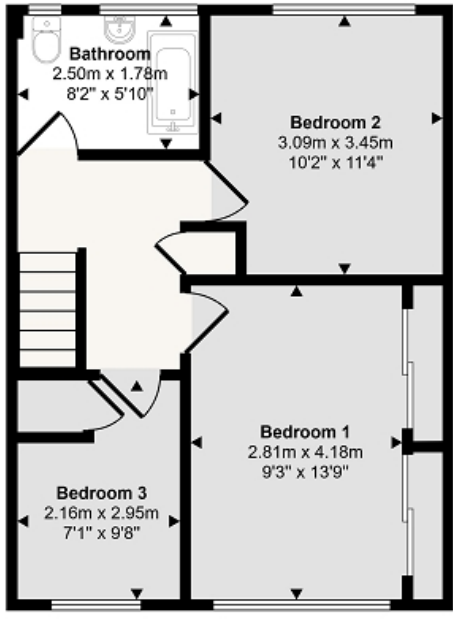
Band Not Specified



Approx Gross Internal Area
89 sq m / 953 sq ft




Ground Floor
Approx 44 sq m / 475 sq ft




First Floor
Approx 44 sq m / 478 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.