



Coryton Crescent, offers in excess of £440,000

- MODERN KITCHEN AND SPACIOUS LIVING
- CONVERTED GARAGE/STUDIO WITH EN SUITE
- OFF ROAD PARKING
- NO ONWARDS CHAIN
- PRIVATE GARDEN
- EPC Rating: D



 3  2  2



About the property

Located on a quiet street within a highly desirable area of Cardiff, this well-presented three-bedroom semi-detached home offers modern, comfortable living with excellent local amenities and transport links close by. The property opens into a bright and welcoming hallway, leading through to a spacious reception room featuring a large bay window that allows plenty of natural light to fill the space. A fantastic open-plan kitchen, dining, and living area creates an ideal setting for both everyday living and entertaining, with direct access to the garden. The kitchen is stylishly fitted with contemporary units, generous worktop space, and integrated appliances. Upstairs, there are three well-sized bedrooms, perfect for families or those needing additional space. The bathroom is finished to a modern standard, complete with sleek tiling, a fitted suite, and an overhead shower.

A particular highlight is the converted studio in the rear garden. Fully insulated and supplied with power, this flexible space is well-suited for use as a home office, gym, creative studio, or guest accommodation, offering excellent versatility.

Externally, the rear garden is beautifully maintained with a mix of lawn and patio areas, ideal for outdoor dining and relaxation.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Living Room

12' 9" x 12' 2" (3.89m x 3.71m)

Kitchen/Diner

20' 3" x 17' 4" (6.17m x 5.28m)

Bedroom 1

12' 3" x 10' 8" (3.73m x 3.25m)

Bedroom 2

12' 4" x 10' 7" (3.76m x 3.23m)

Bedroom 3

10' 3" x 6' 8" (3.12m x 2.03m)

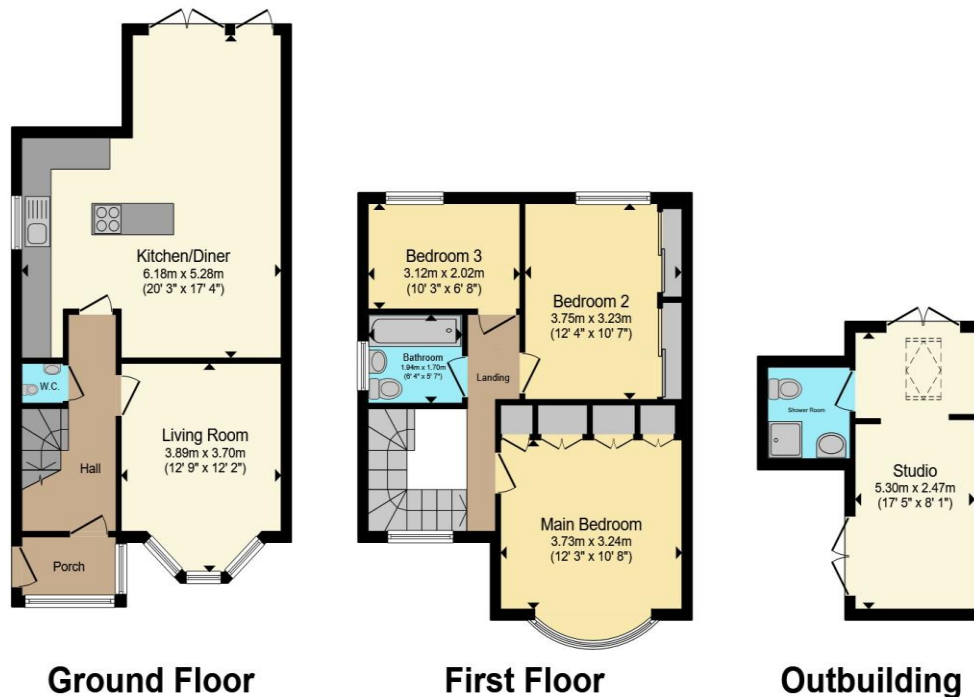
Studio

17' 5" x 8' 1" (5.31m x 2.46m)

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Floorplan



Total floor area 113.1 m² (1,218 sq.ft.) approx

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