



Coed Arian, Cardiff CF14 2ND

welcome to

Coed Arian, Cardiff

Set on a generous plot is this two-bedroom Semi-Detached Bungalow

, with extension potential (subject to planning), this cul-de-sac property is ideally located near Whitchurch village and excellent transport links. Offered to the market with no onward chain.



Hall

Door to storage cupboard, door to living room & diner, and cloakroom, radiator.

Cloakroom

Wash hand basin with vanity, wc, tile splash back, obscured double glazed window to front, electric heater, fuse box.

Living Room & Diner

20' x 10' 5" Max (6.10m x 3.17m Max)
Double glazed window to front, TV point, radiator, door to bedroom two and inner hall .

Bedroom Two

9' 7" x 7' 8" (2.92m x 2.34m)
Two double glazed windows to side, cupboard with concealed boiler, radiator

Inner Hall

Door to bedroom one, bathroom and kitchen, airing cupboard.

Bedroom One

11' 5" x 9' 1" (3.48m x 2.77m)
Window to rear, fitted wardrobe with bedside table & dressing table, radiator.

Bathroom

6' 2" x 7' 3" (1.88m x 2.21m)
Bathtub with shower over, Wash hand basin with vanity, wc, partially tiled, obscured double glazed window to side, electric heater

Kitchen

9' 1" x 9' 1" (2.77m x 2.77m)
Fitted with wall and base units, one and half sink and drainer, ceramic flooring, double glazed window to side, space for cooker and further appliances, plumbing for washing machine, radiator, tile splash back, door to conservatory.

Conservatory

17' 7" x 9' 1" (5.36m x 2.77m)
Ceramic flooring, double glazed window to rear and both sides, upvc door to side, double glazed doors to rear garden, radiator.

Front Garden

Paved drive, flower borders, wrought iron gate leading to a further paved drive and garage, outside light .

Rear Garden

Mature garden enclosed with fencing and hedges, paved patio, door to garage, laid to lawn path leading to enclosed courtyard enclosed with hedging, garden shed.

Garage

17' 10" x 8' 2" Max (5.44m x 2.49m Max)
Up and over door, door to side and double-glazed window to rear, power and light

Agent Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.



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welcome to

Coed Arian, Cardiff

- NO CHAIN
- Two-bedroom semi-detached bungalow
- Open plan living room & diner
- Fitted kitchen and generous conservatory
- Attractive garden to rear with a gated long drive and garage to front

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in the region of

£315,000



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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.



Property Ref:
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