

Coed-Y-Gores

Llanedeyrn, Cardiff CF23 9NG

- Three bedroom end link property
- Gated driveway to both front and rear
- Ground floor and refitted WC
- Refitted modern shower room
- Great access to A48 and M4
- Local amenities and leisure facilities.
- EPC = TBC

Asking price £175,000

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This very well presented three bedroom property is situated in the very popular area of Llanedeyrn. Near to the all the amenities from shops, doctors, dentist and local park. Llanedeyrn offers an excellent variety of both primary and secondary schools making this a fantastic place for a family. Great Links to the A48 and M4.

The property briefly comprises a kitchen/dining room, lounge and WC to the ground floor. To the first floor there are three bedrooms and modern refitted shower room. The property further boasts and is rare to have a gated driveway and garden to front along with a further gated drive and garden to rear.

Being sold with no onward chain, this property demands a viewing.

Entrance

Dining Room 13'8" x 8'4" (4.17m x 2.54m)

Upvc door to the front. Upvc double glazed window to the front. Radiator. Laminate flooring. Coved ceiling. Door through to lounge and arch way and half height wall to kitchen.

Kitchen 10'3" x 8'9" (3.12m x 2.67m)

Upvc double glazed window to the rear. Fitted with a matching range of base and eye level units with counter tops. Stainless steel sink unit with mixer taps and drainer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Built-in double oven. Four ring gas hob with extractor over. Space for fridge freezer. Laminate flooring. Door through to hallway.

Lounge 13'2" x 10' (4.01m x 3.05m)

Upvc double glazed window to the front. Radiator. Laminate flooring. Coved ceiling. Wired in surround sound.

Hallway

Cupboard for shoes and coats. Stairs to first floor with storage cupboard under. Radiator. Laminate flooring. Door through to rear porch. Door through to WC.

WC

Two piece suite comprising vanity unit with sink and waterfall tap and built-in WC and cistern. Splash back tiles. Down lights. Chrome heated towel rail. Tiled flooring.

Rear Porch

Double door to rear garden.

First Floor

Landing

Loft access. Large walk-in storage cupboard. Fitted carpet. Doors to all rooms.

Bedroom One 13'4" x 9'9" max (4.06m x 2.97m max)

Upvc double glazed window to the front. Radiator. Fitted carpet. Coved to ceiling.

Bedroom Two 13'8" x 10'2" (4.17m x 3.10m)

Upvc double glazed window to the front. Radiator. Fitted carpet. Coved to ceiling.



Bedroom Three 8'9" x 7'5" (2.67m x 2.26m)

Upvc double glazed window to the rear. Radiator. Fitted carpet.

Shower Room

Upvc obscure double glazed window to the rear. Chrome heated towel rail. Down lights. Extractor. Double shower cubicle with fitted power shower and rain style shower and hand held shower. Vanity unit incorporating sink with water fall tap. Storage under. Built-in WC. Partly tiled walls and tiled floor.

Outside

Front

Gated drive. Path leading to front door. Borders incorporating laid chippings.

Rear

Gated drive. Laid to two tiers. Patio area. Storage sheds. Water tap.

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