



**Chapel Wood, Llanedeyrn Cardiff CF23 9EQ**

**welcome to**

## **Chapel Wood, Llanedeyrn Cardiff**

No Onward Chain! A stylishly refurbished three-bedroom end-terrace home in popular Llanedeyrn, offering modern living with a spacious lounge, kitchen/dining room, downstairs WC and enclosed rear garden. Ideally located close to schools, amenities and transport links. Viewing Highly Recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Porch**

Laminate flooring and door providing access to:

#### **Lounge**

Double glazed window to front aspect, radiator, powerpoints and door providing access to:

#### **Inner Hall**

Stairs rising to first floor, radiator and access to:

#### **Kitchen/Dining Area**

24' 9" x 8' 7" ( 7.54m x 2.62m )

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven with cooker hood over, spaces for washing machine and fridge/freezer, powerpoints and double glazed window to rear aspect and opens to:

Dining Area: Internal window into porch, radiator and laminate flooring.

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, radiator and laminate flooring.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

12' 6" x 9' 11" ( 3.81m x 3.02m )

Double glazed window to front aspect, radiator and powerpoints.

#### **Bedroom Two**

15' x 8' 8" ( 4.57m x 2.64m )

Double glazed window to front aspect, radiator, powerpoints and fitted cupboard.

#### **Bedroom Three**

8' 8" x 8' 4" ( 2.64m x 2.54m )

Double glazed window to rear aspect, radiator and powerpoint.

#### **Bathroom**

Fitted with a modern three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, radiator and double glazed obscure window to rear aspect.

### **Outside**

#### **Front**

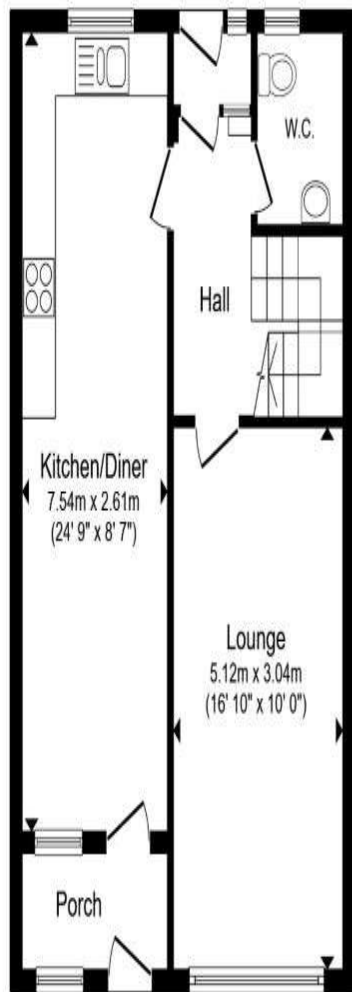
Low brick wall boundary with steps leading up to front entrance.

#### **Rear Garden**

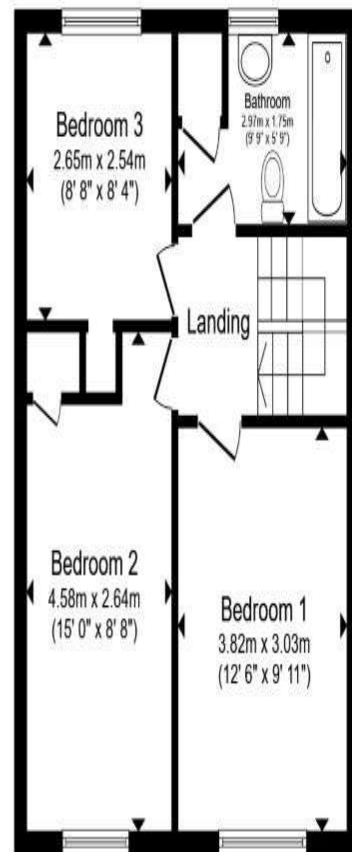
Enclosed, tiered, mainly paved with gate providing access to rear.

#### **Estate Agents Notes**

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



**Ground Floor**



**First Floor**

Total floor area 94.2 m<sup>2</sup> (1,014 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Chapel Wood,**  
**Llanedeyrn Cardiff**

- Recently Refurbished
- End Terraced Home
- Three Bedrooms
- Separate Lounge and Downstairs WC
- Open Plan Fitted Kitchen/Dining Area

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£220,000**



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Property Ref:  
ROA115078 - 0002

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