



Chapel Wood, Llanedeyrn Cardiff CF23 9EJ

welcome to

Chapel Wood, Llanedeyrn Cardiff

No Onward Chain! A refurbished three-bedroom mid-terrace home in popular Llanedeyrn, close to local amenities, schools and transport links. Features include an open-plan lounge/dining/kitchen, conservatory, downstairs WC, family bathroom, gas central heating and an enclosed rear garden.

Ground Floor

Entrance

Via a double glazed front door into:

Porch

Laminate flooring and door providing access to:

Lounge/Dining/Kitchen Area

24' 4" x 15' 2" (7.42m x 4.62m)

Lounge/Dining Area: Double glazed window to front aspect, internal double glazed window into porch, feature fireplace, powerpoint, laminate flooring, radiator, door providing access to inner hall and opens to:

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, dishwasher and fridge/freezer, powerpoints and doors providing access to:

Conservatory

15' 2" x 7' 3" (4.62m x 2.21m)

Brick built and double glazed construction, laminate flooring and double glazed French doors providing access to rear garden.

Inner Hall

Stairs rising to first floor, radiator and access to:

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

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

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

Bedroom Two

12' 4" x 9' 11" (3.76m x 3.02m)

Double glazed window to front aspect, radiator and powerpoints.

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

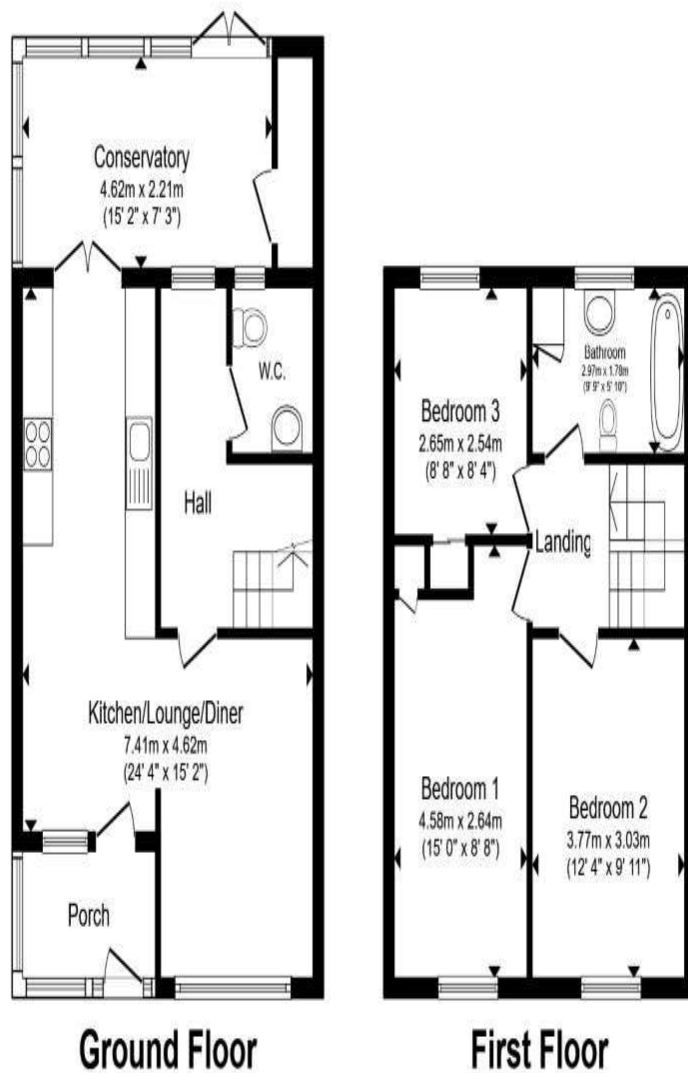
Open plan frontage with stone chipped area, astro turf area and step leading up to front entrance.

Rear Garden

Step leading down from the conservatory to a paved patio area and astro turf area.

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."



Total floor area 86.3 m² (929 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

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welcome to
Chapel Wood,
Llanedeyrn Cardiff

- Recently Refurbished
- Mid Terraced Family Home
- Three Bedrooms
- Open Plan Lounge/Dining/Fitted Kitchen Area
- Conservatory and Downstairs WC

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

offers in excess of

£220,000



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Property Ref:
ROA115077 - 0002

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk