

*Hern and Crabtree*

Coed-Yr-Ynn

| | Cardiff | CF14 6PH



This semi-detached, three bedroom bungalow offers versatile accommodation and occupies a corner plot located near the amenities of Rhiwbina village.

Accommodation briefly comprises of an entrance porch, hallway, living room, two bedrooms, shower room, a further third bedroom/ dining room and a kitchen breakfast room. The property further benefits from an enclosed rear garden and a driveway to the front providing off street parking and access to a garage. the vendor has advised the property will be freehold on completion. Viewings are highly advised and can be arranged by contacting our Heath branch.

# COED-YR-YNN

£315,000



## Entrance Porch

Wood door to the side, cupboard housing gas meter, door through to hallway.

## Hallway

Loft access hatch, built in storage cupboard, airing cupboard, fitted carpet, doors to all rooms.

## Living Room

15'6 x 10'5 max

PVC double glazed window to the front aspect, radiator, fitted carpet, open fireplace with surround and hearth.

## Dining Room / Bedroom

Three

11'7 x 9'5

PVC double glazed window to the front, radiator, fitted carpet.

## Bedroom One

11'3 x 10'4

Glazed window to the rear aspect, radiator, fitted carpet.

## Bedroom Two

9'9 x 8'4

Double glazed PVC window to the side aspect, fitted bedroom suite with a variety of wardrobes, overhead storage and drawers. Radiator and fitted carpet.

## Shower Room

PVC obscured double glazed window to the rear aspect. Walk-in shower cubicle with fitted shower and glass door, pedestal wash hand basing and low level WC, radiator.

## Kitchen Breakfast Room

15'5 max x 10'1

PVC double glazed window to the rear aspect, single glazed window to side aspect. Matching range of wall and base units, 1.5 bowl stainless steel sink unit, four ring electric hob with extractor over. Integrated 'Neff' oven, space and plumbing for washing

machine, space for fridge freezer, built in storage cupboards. Door through to rear porch, stable door offering access to rear garden.

## Outside

### Front

Driveway providing off street parking and access to the garage. Paved area with a range of mature shrubs.

### Rear

Mainly laid to lawn with patio area. Trees shrubs and hedging.

## Additional Information


We have been advised by the vendor that the property will be Freehold on completion.

Council Tax band - E



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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**Hern & Crabtree**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.