

# Chapel Wood

LLANEDEYRN, CARDIFF, CF23 9EP

**GUIDE PRICE £235,000**

**Hern &  
Crabtree**





# Chapel Wood

Tucked away within the residential community of Llanedeyrn, this well-presented end of terrace home offers a comfortable and practical living environment ideal for modern family life. Thoughtfully arranged across two levels, the interior is filled with natural light and provides a sense of space and connection between each area.

The main living space is inviting, with an open flow through to the dining area and kitchen, where carefully considered finishes and integrated appliances ensure both style and functionality. Upstairs, three bedrooms offer flexibility for families or professionals, complemented by a well-appointed bathroom. The property also benefits from a useful downstairs bathroom, ample storage, and well-kept interiors throughout.

Externally, the private rear garden provides an ideal space for relaxation and outdoor dining, enclosed by a brick boundary and featuring decking, astroturf, and side access to the parking area. The front garden is neatly arranged with low-maintenance slate gravel and an iron gate leading to the entrance path.

Llanedeyrn is a well-connected district of Cardiff, known for its accessibility and community atmosphere. The area is served by a range of local amenities including shops, cafés, and schools such as St Teilo's Church in Wales High School and Ysgol Gyfun Gymraeg Bro Edern. Roath Park and its botanical gardens are a short drive away, offering scenic walks and leisure activities. Excellent transport links provide quick access to Cardiff city centre, the A48 and M4 corridor, making this location particularly convenient for commuters.



**1031.00 sq ft**

#### Porch

Entered via a composite double-glazed front door with an obscure glass panel. The porch features a double-glazed window to the front, wood-effect laminate flooring and provides a useful transition space before entering the main living area.

#### Living Room

A welcoming principal reception room with a double-glazed window to the front, wood-effect laminate flooring and a radiator. This space opens seamlessly to the dining area, creating a sociable flow ideal for family life.

#### Dining Room

Positioned to the rear with a double-glazed window looking into the porch, matching laminate flooring and a radiator. A well-proportioned room suitable for entertaining or family dining, with easy access to the kitchen.

#### Kitchen

Fitted with a range of wall and base units with composite work surfaces, tiled splashbacks and laminate flooring. There is a composite sink and drainer, an integrated four-ring gas hob, integrated oven, integrated microwave and space for a washing machine. A double-glazed window overlooks the front, allowing plenty of natural light.

#### Hallway

Accessed via a composite door with an obscure glazed panel leading to the rear garden. Includes a radiator and staircase rising to the first floor.

#### Cloakroom

A practical ground cloakroom with a double-glazed obscure window to the rear, comprising a WC, wash basin, radiator and tiled flooring.

#### First Floor Landing

Dog-leg staircase leading to the first-floor landing,

giving access to the bedrooms and main bathroom.

#### Bedroom One

A spacious double bedroom with two double-glazed windows to the front, wooden flooring, radiator and built-in cupboard providing useful storage.

#### Bedroom Two

A bright double bedroom with a double-glazed window to the front and radiator.

#### Bedroom Three

A comfortable bedroom with a double-glazed window to the rear, radiator and built-in storage cupboard.

#### Bathroom

Comprising a double-glazed obscure window to the rear, bath with power shower over, wash basin, WC, radiator and laminate flooring. Cupboard housing the combination boiler.

#### Rear Garden

A private, enclosed garden bordered by a brick wall, with decking and an area laid to artificial lawn, along with flowerbeds and side gate access leading to the car parking area.

#### Front Garden

Set behind a low wall with slate gravel frontage and an iron gate leading to the path and front entrance.

#### Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal

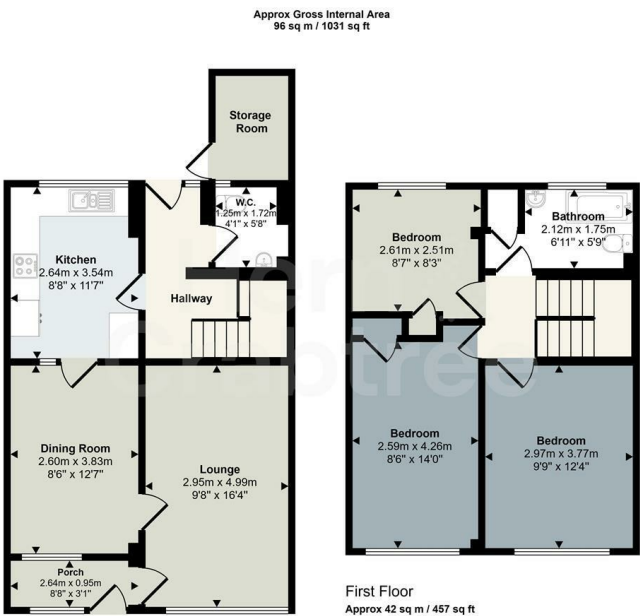
valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure

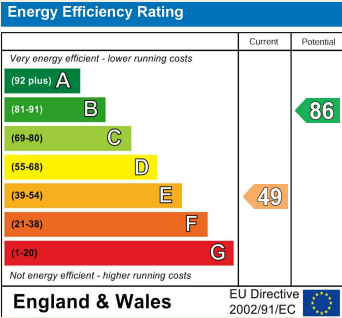




Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.