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Coryton Crescent

WHITCHURCH



A beautifully presented semi detached home in the desirable area of Whitchurch waiting for its new family to create their memories.

Comments by Ms Nadia Refae



Property Specialist
Ms Nadia Refae
Valuer

nadia@jeffreycross.co.uk

We have lived next to the same neighbours for 34 years. They are friendly, quiet and have always been considerate neighbours.

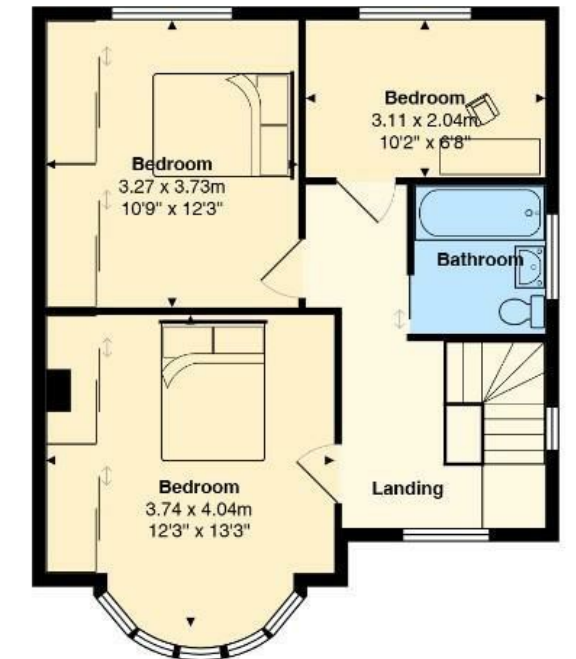
Comments by the Homeowner



Coryton Crescent

Total Area: 143.6 m² ... 1546 ft²

All measurements are approximate and for display purposes only





Coryton Crescent

Whitchurch, Cardiff, CF14 7EP

Asking Price

£450,000



3 Bedroom(s)



1 Bathroom(s)



1546.00 sq ft



Contact our
Llanishen Branch
02920 499680

Nestled in the desirable area of Whitchurch, Cardiff, this charming semi-detached house on Coryton Crescent offers a perfect blend of comfort and modern living. Spanning an impressive 1,546 square feet, the property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The large reception room seamlessly connects to an open-plan kitchen and dining area, creating an inviting atmosphere for family gatherings and social occasions.

The home features three well-proportioned bedrooms, ensuring plenty of room for family or guests. The bathroom is conveniently located, catering to the needs of the household. A notable highlight of this property is the garage, which has been thoughtfully converted into an entertainment area, complete with a separate utility room, making it an ideal space for leisure activities or additional storage.

For those with vehicles, the property offers parking for two vehicles, along with the added benefit of an electric vehicle charger, catering to modern eco-friendly needs. The location is superb, with easy access to local amenities and excellent transport links, making it a practical choice for commuters and families alike.

This semi-detached home is not just a property; it is a lifestyle choice in a vibrant community. With its generous living space and convenient features, it presents an excellent opportunity for anyone looking to settle in Whitchurch. Do not miss the chance to make this delightful house your new home.

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Entrance Hall	Bathroom
Living Room 12'5" x 25'9" (3.81 x 7.87)	Driveway
Sitting Room 12'7" x 9'8" (3.86 x 2.96)	Garden
Dining Room 8'7" x 9'8" (2.62 x 2.96)	Tenure
Bar 8'10" x 27'1" (2.70 x 8.26)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Utility Room	EPC
Kitchen 8'5" x 10'1" (2.57 x 3.09)	C
W/C	Council Tax
Landing	F
Master Bedroom 12'3" x 13'3" (3.74 x 4.04)	School Catchment Area
Bedroom Two 10'8" x 12'2" (3.27 x 3.73)	My English medium primary catchment area is Coryton Primary School
Bedroom Three 10'2" x 6'8" (3.11 x 2.04)	My English medium secondary catchment area is Whitchurch High School
	My Welsh medium primary catchment area is Ysgol Gymraeg Melin Gruffydd
	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

