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*Copleston Road*

CARDIFF

VALE

CAERPHILLY

BRISTOL



A well loved three bedroom home within a short distance from the Taff Trail, Hailey Park and a range of local shops,

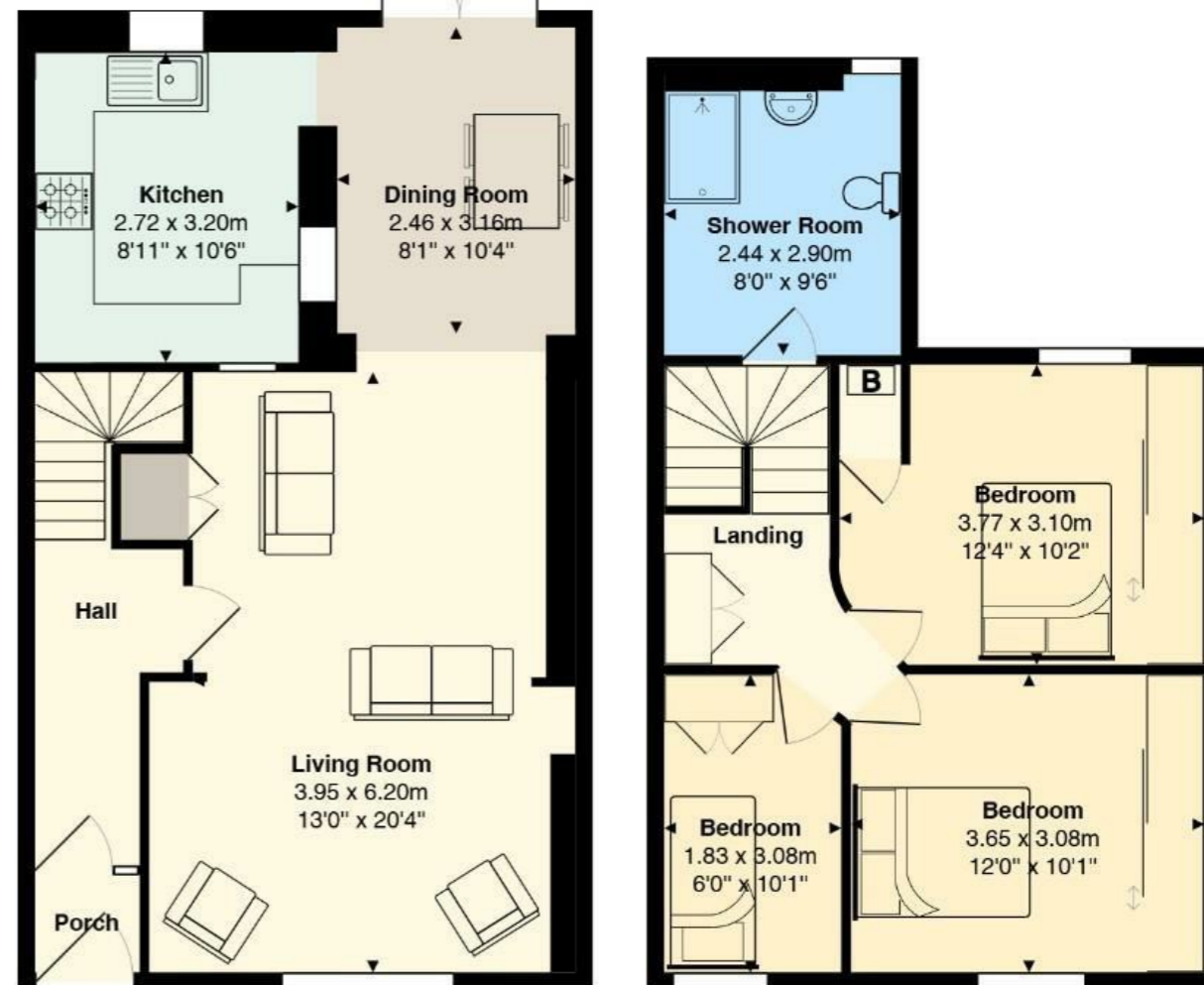
Comments by Ms Nadia Refae



**Property Specialist**  
**Ms Nadia Refae**  
 Valuer

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Copleston Road

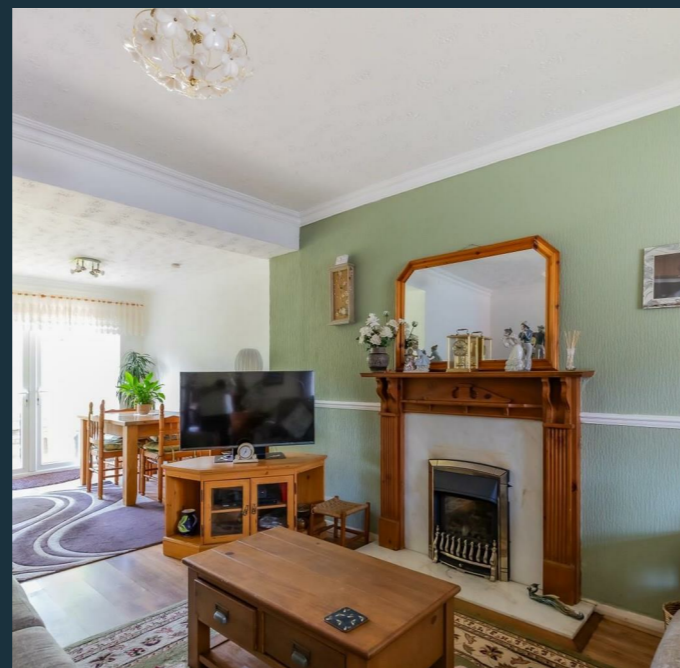


Total Area: 96.1 m<sup>2</sup> ... 1035 ft<sup>2</sup>

All measurements are approximate and for display purposes only

We've loved this home living here for 70 years and hope the new owners enjoy it as much as we have!

Comments by the Homeowner





# Copleston Road

, Cardiff, CF14 2JF

Asking Price

£290,000



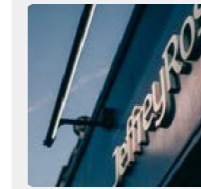
3 Bedroom(s)



1 Bathroom(s)



1035.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Nestled on Copleston Road in the vibrant city of Cardiff, this charming three-bedroom end terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 1,035 square feet, this property has been a cherished family home for an incredible 70 years, showcasing its enduring appeal.

Upon entering, you are greeted by an inviting open plan living and dining room, perfect for both relaxation and entertaining. The layout creates a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings in. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or guests.

One of the standout features of this home is the large garden, which offers a private outdoor retreat for gardening enthusiasts or a safe play area for children. The garden presents endless possibilities for outdoor activities, barbecues, or simply enjoying the fresh air.

Location is key, and this property does not disappoint. It is within walking distance to the scenic Taff Trail, perfect for leisurely strolls or cycling, as well as local shops that cater to your everyday needs. This combination of accessibility and community makes it an ideal choice for those seeking a balanced lifestyle.

In summary, this end terrace house on Copleston Road is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with a rich history. With its spacious living areas, generous garden, and proximity to local amenities, it is a property that truly feels like home.



**Porch**

**Hall**

**Living Room 12'11" x 20'4" (3.95 x 6.20)**

**Dining Room 8'0" x 10'4" (2.46 x 3.16)**

**Kitchen 8'11" x 10'5" (2.72 x 3.20)**

**Landing**

**Shower Room 8'0" x 9'6" (2.44 x 2.90)**

**Master Bedroom 12'4" x 10'2" (3.77 x 3.10)**

**Bedroom Two 11'11" x 10'1" (3.65 x 3.08)**

**Bedroom Three 6'0" x 10'1" (1.83 x 3.08)**

**Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**School Catchment**

My English medium primary catchment area is Gabalfa Primary School

My English medium secondary catchment area is Whitchurch High School

My Welsh medium primary catchment area is Ysgol Glan Ceubal

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

**Council Tax**

E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

