

# Coedriglan Drive,

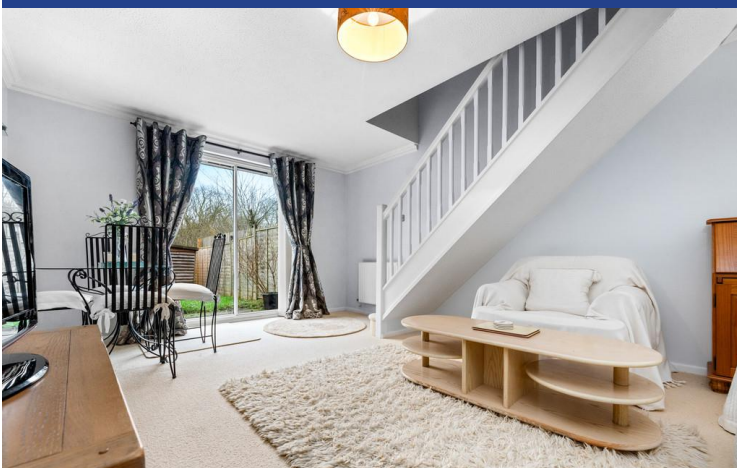
Michaelston-Super-Ely,  
Cardiff,  
CF5 4UJ

Asking Price Of

**£205,000**



Estate Agents and  
Chartered Surveyors



Mid-Terraced House

2

1

1

1

# Property Description

**\*CHAIN FREE - IDEAL FOR FIRST TIME BUYERS\***  
MGY are delighted to bring to market this well presented, two-bedroom, mid-terraced house situated in a highly sought after area and conveniently located within easy access to the A48 and M4. The property briefly comprises entrance hallway, kitchen, lounge, two bedrooms and bathroom. The property further benefits from having off road parking to the front, a low maintenance rear garden, gas central heating and is double glazed throughout. \*Viewing highly recommended\*

Tenure Freehold

Council Tax Band C

Floor Area Approx 592 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Accessed through front door leading from driveway to front. Carpet to floor. Pendant light fitting. Opening to kitchen. Door to lounge.

## LOUNGE

16' 10" x 11' 9" (5.13m x 3.58m)  
Carpet to floor. Pendant light fitting with ceiling rose. Coving. Power points. Radiator. Double glazed French doors leading to rear garden. TV and telephone point. Stairs rising to first floor.

## KITCHEN

7' 10" x 7' 9" (2.39m x 2.36m)  
Located at the front of the house. Vinyl flooring. Range of wall, base and drawer units with worktops over incorporating sink with drainer and hot and cold tap over, and four ring gas hob with extractor above and electric oven beneath. Tiled splashbacks. Double glazed window to front. Pendant light fitting. Space for washing machine and fridge/freezer. Power points. Extractor fan.

## FIRST FLOOR

Carpet to floor. Doors to both bedrooms and bathroom. Pendant light fitting.

## BEDROOM ONE

11' 7" x 9' 8" (3.53m x 2.95m)  
Wooden flooring. Pendant light fitting. Radiator. Double glazed window to rear. Power points. Built in wardrobe/storage cupboard.

## BEDROOM TWO

10' 9" x 6' 8" (3.28m x 2.03m)  
Wooden flooring. Pendant light fitting. Radiator. Double glazed window to front. Power points. Built in wardrobe and airing cupboard housing hot water tank and shelving.

## BATHROOM

7' 6" x 4' 9" (2.29m x 1.45m)  
Laminate flooring. Tiled walls. White three piece suite comprising WC, pedestal wash hand basin with hot and cold tap over and panelled bath with hot and cold tap over and additional handheld shower attachment. Obscure double glazed window to rear. Wall mounted chrome heated towel rail. Extractor fan. Two wall mounted mirrored storage cabinets.

## OUTSIDE

Front - Driveway to front with space for 1 car.  
Rear - Laid to patio. Lawn area. Fenced border. Stone chippings to far end.

## TENURE

MGY are advised that this property is FREEHOLD.

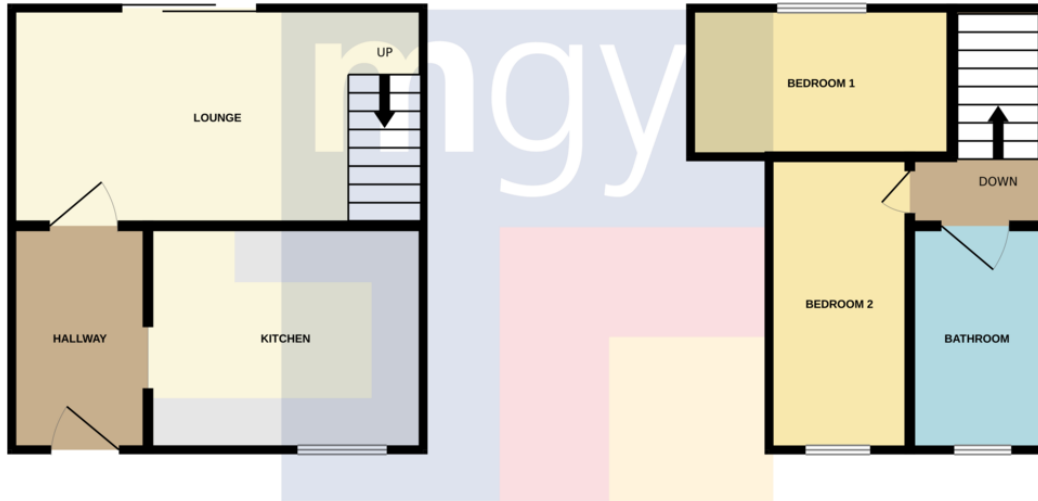
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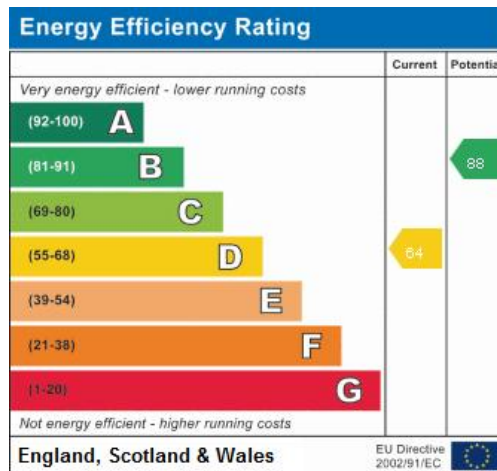
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GROUND FLOOR

1ST FLOOR



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**Pontcanna 02920 397152**

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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