

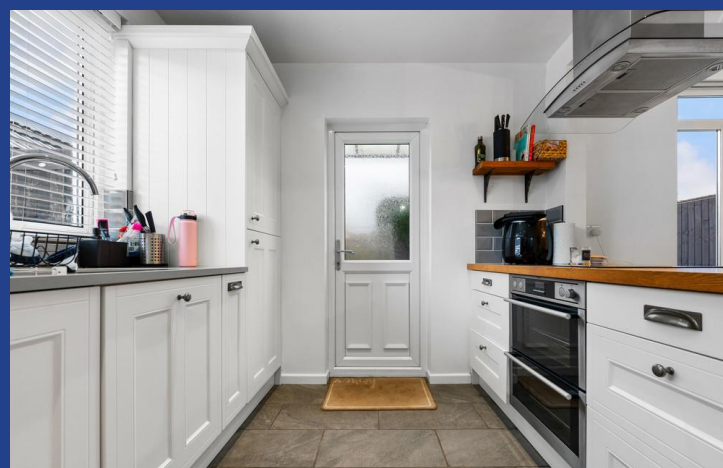
# 8 Coryton Drive, Whitchurch, Cardiff, CF14 7ES



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£395,000**



Semi-Detached House

3

1

1

1

# Property Description

MGY are delighted to offer for sale this exceptional 3 bedroom semi detached property in the sought after area of Whitchurch. The accommodation, much improved by the present owners briefly comprises entrance hall, lounge, impressive kitchen diner, 3 bedrooms and a modern bathroom. Internal doors are Oak throughout. Newly paved driveway and large garage( with new roof ) approx. 30ft long and a superb south facing rear garden. Must be viewed to be fully appreciated.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 936 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Situated in the Whitchurch area of North Cardiff this delightful property is close to Whitchurch village with a range of shops, bars, supermarkets, restaurants and much more. Well regarded schools of all levels are near by. Great transport links to the city centre and A470 and M4 motorway.

## ENTRANCE HALL

Entered via upvc door with inset obscured double glazed panels, and with obscured double glazed panels to side. Stairs to first floor. Radiator. Under stairs storage. Wood block flooring. Cloak cupboard with double glazed uPVC window and housing gas combi boiler.

## LOUNGE

13' 7" into bay x 12' 2" max (4.14m x 3.71m)  
Double glazed upvc bay window to front. Radiator. Wood block flooring. Chimney breast with fire boarded recess. Coved ceiling.

## KITCHEN/DINER

21' 6" x 12' 8" (6.55m x 3.86m)  
Double glazed uPVC window to side. Double glazed uPVC French doors to rear garden. Further double glazed uPVC door to rear garden. Tiled flooring in kitchen area and wood block flooring in

the dining area. A range of cream base and wall units with Granite work surfaces incorporating one and a half sink unit with mixer tap. Built in fridge/freezer, dishwasher and microwave. Central island with solid oak work surface, built in double oven, induction hob and extractor hood over.

## FIRST FLOOR

### STAIRS AND LANDING

Obscured double glazed uPVC windows to front and side. Access to loft space.

### BEDROOM ONE

13' 6" into bay x 12' 2" maximum (4.11m x 3.71m)  
Double glazed uPVC bay window to front. Fitted wardrobes. Radiator.

### BEDROOM TWO

12' 3" x 10' 8" (3.73m x 3.25m)  
Double glazed uPVC window overlooking the South Facing rear garden. Radiator.

### BEDROOM THREE

10' 2" x 6' 7" (3.1m x 2.01m)  
Double glazed uPVC window overlooking the south facing rear garden. Radiator.

# 8 Coryton Drive, Whitchurch, Cardiff, CF14 7ES

## BATHROOM

5' 8" x 6' 4" (1.73m x 1.93m)

Obscured double glazed uPVC window to side. Shower bath with power shower over, vanity enclosed wash hand basin with mixer tap and storage below, w.c. Tiled walls. Chrome heated towel rail.

## OUTSIDE

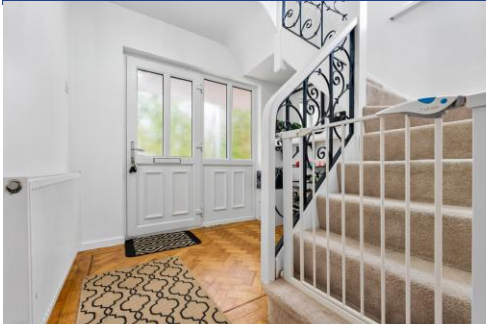
FRONT- Driveway leading to garage.

REAR- A stunning south facing garden, laid to lawn and with 2 paved areas. Gate to side. Outside water tap.

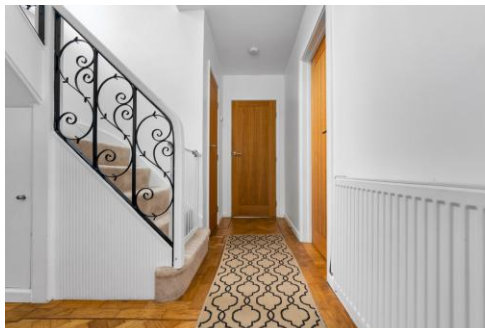
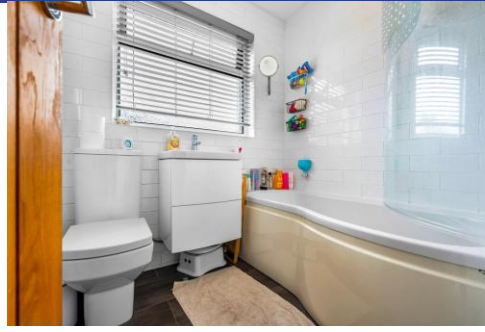
## GARAGE

A large garage approx. 30ft. long. New roof. Power and lighting. Plumbing and space for washing machine and tumble dryer. Up and over door to front.

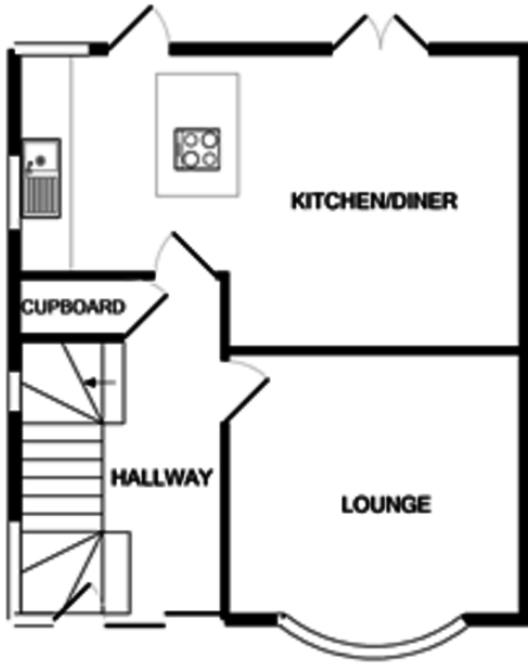
8 Coryton Drive,  
Whitchurch, Cardiff, CF14 7ES



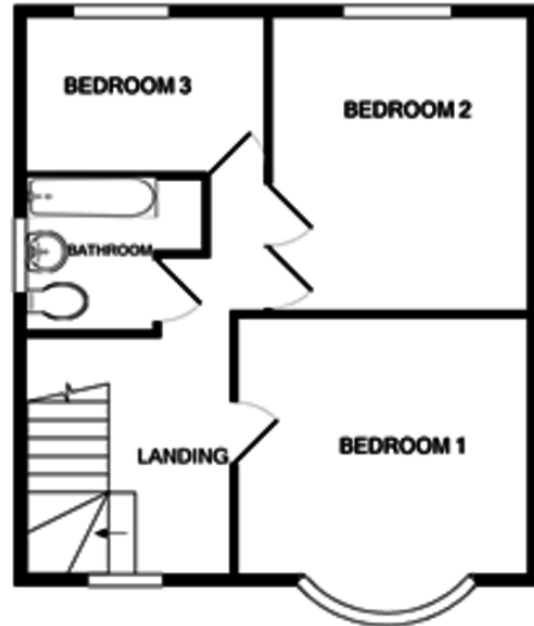
8 Coryton Drive,  
Whitchurch, Cardiff, CF14 7ES



8 Coryton Drive,  
Whitchurch, Cardiff, CF14 7ES

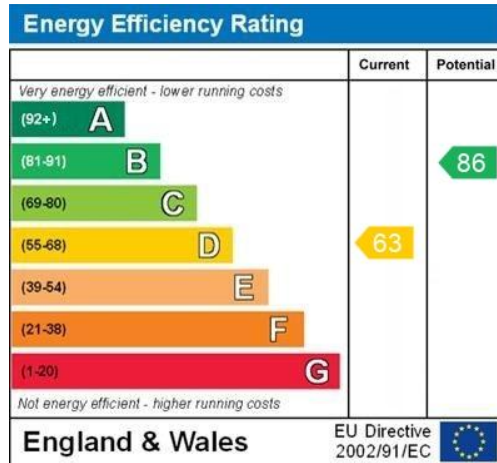


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020



Whitchurch 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



mgycy.co.uk

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.