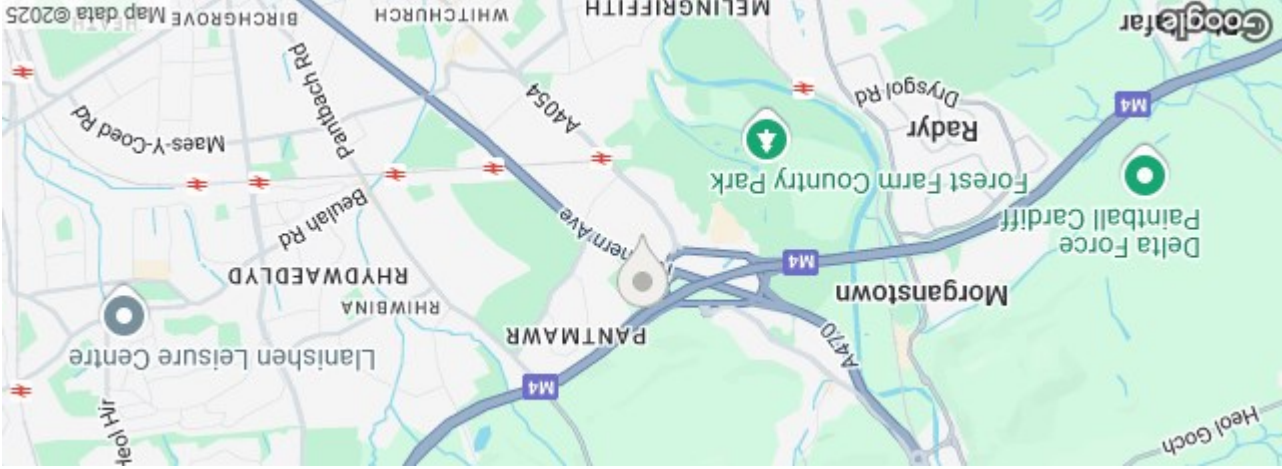
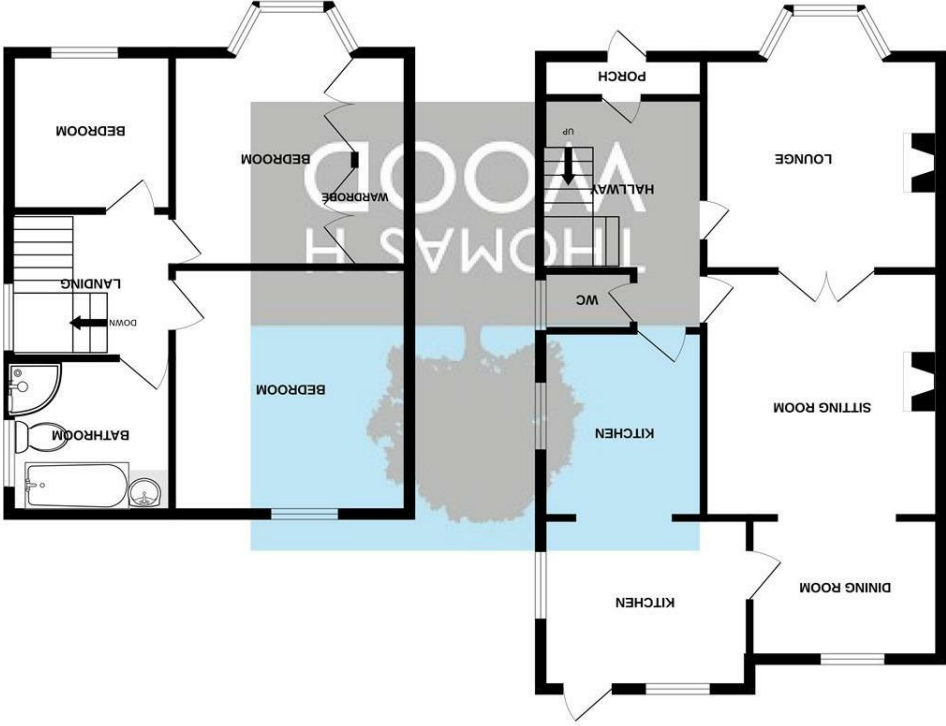




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.
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TOTAL FLOOR AREA : 108.0 sq.m. (1162 sq.ft.) approx.



GROUND FLOOR
61.3 sq.m. (660 sq.ft.) approx.

1ST FLOOR
46.7 sq.m. (503 sq.ft.) approx.

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

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75 Coryton Rise,
Whitchurch, Cardiff
CF14 7EL

Asking Price £350,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1162.00 sq ft

Current EPC Rating - C71

Potential EPC Rating - B85



Charming and Extended 3-Bedroom Semi-Detached Family Home in Prime Whitchurch Location – No Chain

Situated on the ever-popular Coryton Rise, this traditional bay-fronted semi-detached home offers a superb opportunity for families looking to put their own stamp on a well-proportioned property in a highly desirable location.

Beautifully positioned and already extended, this spacious home benefits from three reception rooms and a generous kitchen, with fantastic potential to modernise further. With the appropriate permissions, there's scope to open up the kitchen into the sitting/dining areas to create a stunning open-plan space, or to convert the loft for additional accommodation—an exciting opportunity for those seeking long-term value and versatility.

The ground floor comprises a welcoming entrance hallway, a convenient downstairs WC, three bright and versatile reception rooms, and a well-sized kitchen to the rear. Upstairs, the first floor offers three excellent-sized bedrooms and a stylish modern four-piece family bathroom.

Additional features include: • UPVC double glazing throughout • Modern Worcester combination boiler • Well-maintained front and rear gardens • Garage and ample outdoor space.

Perfectly located within walking distance to Whitchurch Village, this home is also close to highly regarded primary and secondary schools, making it an ideal family purchase. Commuters will benefit from easy access to the M4 and A470, along with nearby Coryton train station providing excellent transport links.

Offered to the market with no onward chain, this is a fantastic opportunity to create your dream home in one of North Cardiff's most sought-after residential areas.

LOUNGE

3.60m x 4.26m (11'9" x 13'11")

Overlooking the welcoming frontage, with carpeted floor, papered walls and textured ceiling. Wall mounted electric fire, UPVC bay window and radiator with TRV. Doors to;

SITTING ROOM

3.37m x 3.74m (11'0" x 12'3")

Carpeted floor, papered walls and textured ceiling. Open gas fire and radiator with TRV. Open plan to;

DINING ROOM

2.73m x 3.42m (8'11" x 11'2")

Carpeted floor, papered walls and texture ceiling. UPVC window and radiator panel.

KITCHEN

2.20m x 5.73m (7'2" x 18'9")

A generous kitchen with UPVC windows to the side and rear aspect, plus UPVC door to the rear garden. Space and plumbing for appliances.

W.C.

1.00m x 1.02m (3'3" x 3'4")

Low level WC and UPVC window to the side aspect.

LANDING

Via carpeted staircase to landing. Doors to all rooms.

BEDROOM ONE

3.26m x 4.28m (10'8" x 14'0")

Overlooking the front aspect with carpeted floor, papered walls and papered ceiling. Fitted wardrobes along one side, UPVC window and radiator with TRV

BEDROOM TWO

3.26m x 3.74m (10'8" x 12'3")

Overlooking the rear aspect with carpeted floor, papered walls and textured ceiling. UPVC window and radiator with TRV.

BEDROOM THREE

2.38m x 2.43m (7'9" x 7'11")

Overlooking the front aspect with carpeted floors, papered walls and tiled ceiling. UPVC window and radiator with TRV.

BATHROOM

2.46m x 2.31m (8'0" x 7'6")

A modern and generous, four-piece suite with low-level WC, corner shower cubicle with chrome mixer shower, panelled bath and wash hand basin vanity unit with chrome mixer tap. Mirrored cupboard housing Worcester combination boiler. Fully tiled walls, tile effect flooring, UPVC window and chrome towel radiator.

OUTSIDE

FRONT

A welcoming frontage with block paved driveway, mature hedgerow and immaculate laid lawn and well stocked borders. Continuation of the driveway to the single garage and gate to the rear garden.

REAR

A stunning rear garden with an abundance of mature plants, flowers and shrubs. Laid patio area and immaculate lawn. Access to the garage and driveway.

TENURE

This property is believed to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band F

