



Guide Price £379,995

Coryton Rise, Whitchurch, Cardiff, South

Glamorgan CF14 7EL

🛏️ 4 Bedroom 🚿 2 Bathroom 🗨️ 2 Receptions

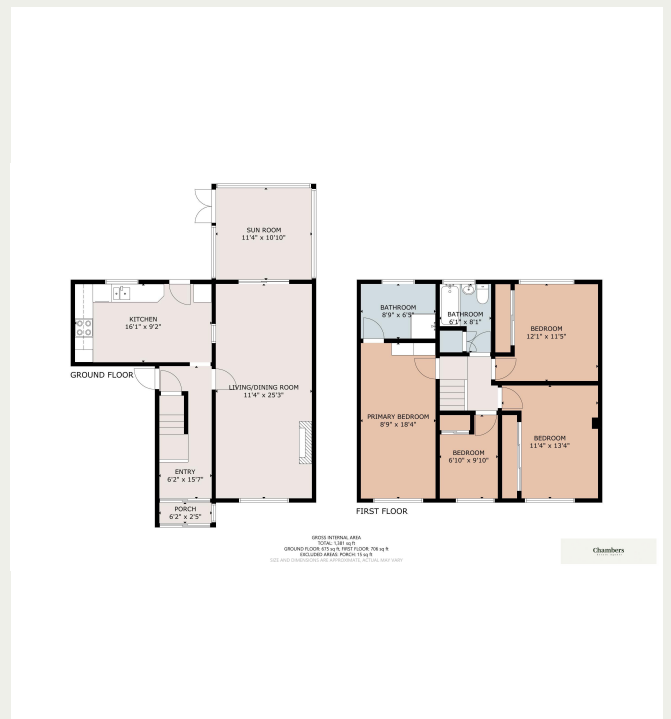


**Property Descriptions**

Tucked away in the sought-after residential area of Coryton Rise, this four-bedroom semi-detached family home presents an excellent opportunity for buyers looking to modernise and add value. Well maintained over the years, the property is now ready for a programme of upgrading, making it the perfect canvas to create a contemporary family home tailored to personal tastes.

The accommodation begins with a welcoming entrance porch leading into a bright and spacious hallway. A well-proportioned living and dining room that offers an excellent space for entertaining and family life. The adjoining conservatory provides additional living space, enjoying views over the enclosed rear garden. The fitted kitchen, while functional, offers potential for refurbishment to enhance its design and usability. Upstairs, the property offers four bedrooms, including an en-suite shower room. The remaining bedrooms are served by a family bathroom, which, like much of the property, would benefit from modernisation. Additional features include gas central heating, UPVC double glazing, a single garage, and off-road parking.

Coryton Rise is ideally situated for families, with a selection of highly regarded schools within close proximity. Coryton Primary School is just 0.4 miles away, while Ysgol Gymraeg Melin Gruffydd, a well-respected Welsh-medium primary school, is 1 mile from the property. For secondary education, Whitchurch High School, renowned for its strong academic record, is located 1.5 miles away.



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