



squarefoot®



86 Coed-Y-Gores, Llanedeyrn, Cardiff, South Glamorgan CF23 9NF

£179,500 - Freehold

Property Summary

New to the sales market is this 3 bed semi detached house, on a generous corner plot located in a very popular area with fantastic links to the A48, UHW and Cardiff Met University. The property offers 3 bedrooms, large open plan living/dining /kitchen area, family bathroom, downstairs cloakroom & utility area and an enclosed rear garden with gate access to the rear of the property. This property will require refurbishment throughout but would be an ideal project for an investor or first time buyer looking to add value. The property is sold with vacant possession, no chain.

Features

- NEW INSTRUCTION
- 3 BEDROOMS
- CORNER PLOT
- VACANT POSSESSION
- NO CHAIN
- FRONT & REAR GARDENS
- RENOVATION OPPORTUNITY

Room Descriptions

ENTRANCE HALLWAY

Entered via small porch area and inner door - leads off to W/C and adjoining room for boiler which, after renovation, would make an ideal utility room and W/C. Hallway also comprises of a narrow cupboard housing fuse board, a small under stair cupboard and the stairs to the first floor of the property. Ample opportunity to create more space by updating this area.

KITCHEN

Kitchen area to the front of the house with UPVC window overlooking the front garden. The kitchen comprises of a range of modern white wall and base units with black countertop and freestanding hob with extractor overhead. Space for under counter appliances, or additional cabinets if a utility room were added. Grey Lino to flooring and white textured plaster finish to walls. Will require full refurbishment and modernisation.

LIVING/DINING SPACE

Large open plan space that lends itself to living/dining options; with double door access to rear garden. White painted walls with feature walls in both areas & grey laminate flooring. Would benefit from upgrading. Small lean to is located off the right hand side, which also gives access to the rear garden also need of refurbishment.

BATHROOM

Good size family bathroom with 3 piece bathroom suite, and electric shower over bath. Under sink units & additional built in storage cupboard. Cream tiled walls with mosaic detail and cream lino to flooring. Frosted glass UPVC window. Bathroom would benefit from upgrading.

BEDROOM ONE

Large double bedroom facing the rear of the property. UPVC window, and radiator to wall. Will require improvements.

BEDROOM TWO

Large double bedroom with UPVC window facing the rear of the house. Will require upgrading.

BEDROOM THREE

Good size single room with UPVC window facing the front of the property. Will require improvements

GARDENS

Front garden laid to lawn with some mature trees and shrubs. Path leading up to front door and garden wraps around property to the side but is not linked to the rear garden. Enclosed rear garden, completely paved; which has gated access to parking spaces to the rear of the house.

