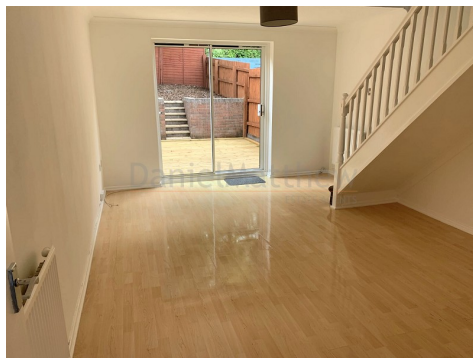




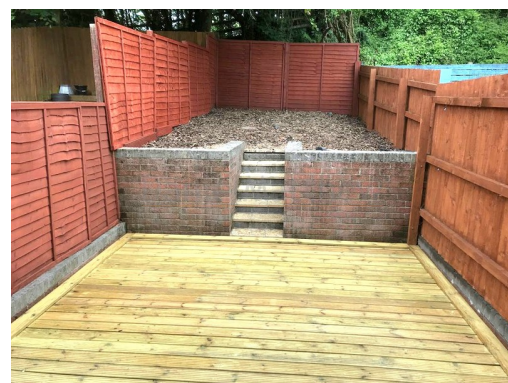
Coedriglan Drive, Cardiff. CF5 4UQ

£209,950



**Daniel Matthew Estate Agents**  
14 High Street, Barry. CF62 7EA  
01446 502 806

**DanielMatthew**  
ESTATE AGENTS



## Coedriglan Drive, Cardiff. CF5 4UQ £209,950

Daniel Matthew are pleased to offer for sale this well presented two bedroom mid terrace property located on the sought after Coedriglan Drive in The Drope and would be ideal for First Time Buyers or Investors. Property comprises to the ground floor, hallway, kitchen and lounge. To the first floor, two double bedrooms with built in wardrobes and bathroom. Further benefits are off road parking, enclosed rear garden, newly fitted combi boiler, UPVC double glazing throughout, property is being sold with no ongoing chain, The property is situated within close proximity to great school catchment, Viewing's are highly recommended, please call our team on 01446

### **Hallway**

Enter via UPVC double glazed obscured door leading into hallway, textured ceiling, plain walls, vinyl flooring, archway leading into kitchen, newly fitted consumer unit, door leading into lounge.

### **Kitchen (7' 08" x 7' 08" ) or (2.34m x 2.34m)**

UPVC double glazed window to front aspect, textured ceiling, plain walls, tiled splashback, vinyl flooring, a range of matching wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, electric cooker with four ring gas hob and extractor fan, plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler fitted in the last 18 months.

### **Lounge (16' 08" x 11' 08" ) or (5.08m x 3.56m)**

UPVC double glazed sliding doors leading to enclosed rear garden, textured ceiling, plain walls, wood effect laminate flooring, two radiators, stairs leading to first floor.

### **Landing**

Textured ceiling, plain walls, fitted carpet, loft access, doors leading into;-

### **Bathroom (7' 06" x 4' 07" ) or (2.29m x 1.40m)**

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and electric shower overhead, heated towel rail.

### **Bedroom One (12' 00" x 8' 06" ) or (3.66m x 2.59m)**

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, radiator, built in wardrobe.

### **Bedroom Two**

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted carpet, radiator, two single built in wardrobes.

### **Outside**

Front - Driveway for one vehicle, pathway leading to front door, chippings.

Rear - Decked area, fenced boundaries, laid to lawn area.

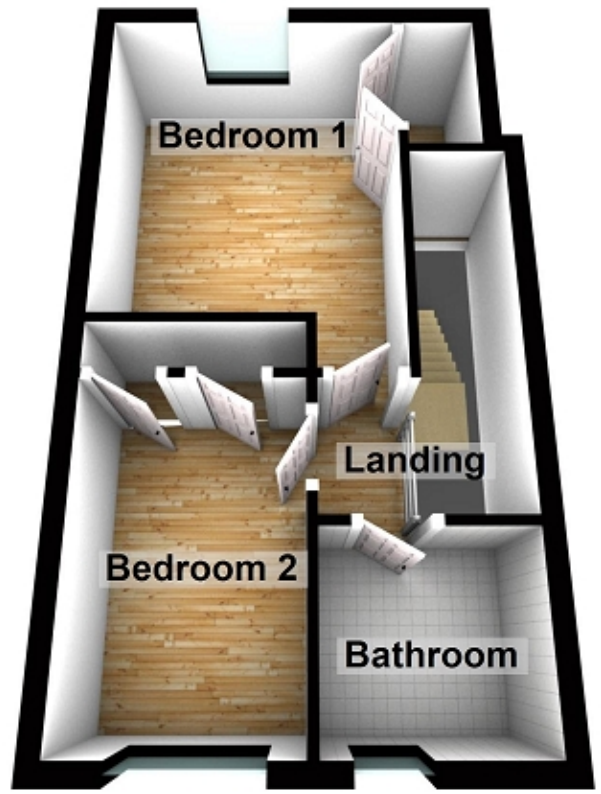
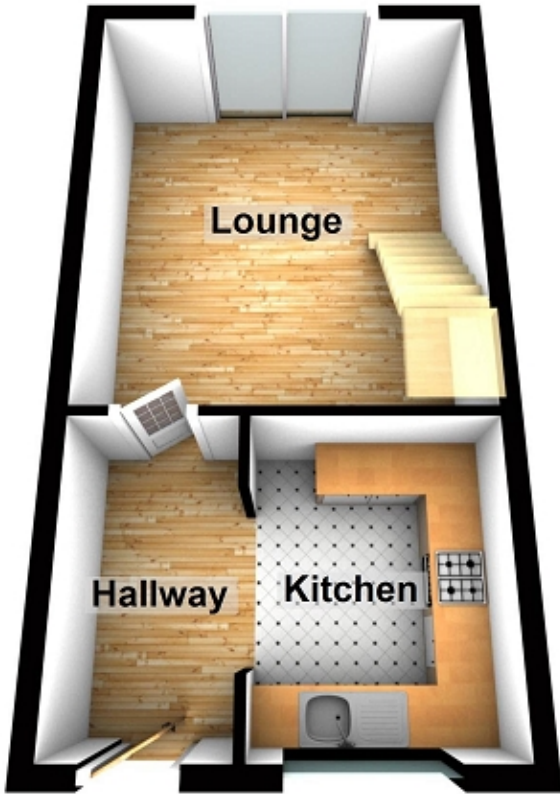
### **Services**


This property has the following services: Mains electricity, mains water, mains gas, mains drainage

### **Tenure**

The resale tenure for this property is Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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