# Coryton Crescent,

## offers in excess of £430,000

- MODERN KITCHEN AND SPACIOUS LIVING
- CONVERTED GARAGE/STUDIO WITH EN SUITE
- OFF ROAD PARKING
- NO ONWARDS CHAIN
- PRIVATE GARDEN
- EPC Rating: D

3 2 2

peter alan

02920 612328
whitchurch@peteralan.co.uk

## About the property

Located on a quiet street within a highly desirable area of Cardiff, this well-presented three-bedroom semi-detached home offers modern, comfortable living with excellent local amenities and transport links close by.

The property opens into a bright and welcoming hallway, leading through to a spacious reception room featuring a large bay window that allows plenty of natural light to fill the space. A fantastic open-plan kitchen, dining, and living area creates an ideal setting for both everyday living and entertaining, with direct access to the garden. The kitchen is stylishly fitted with contemporary units, generous worktop space, and integrated appliances.  Upstairs, there are three well-sized bedrooms, perfect for families or those needing additional space. The bathroom is finished to a modern standard, complete with sleek tiling, a fitted suite, and an overhead shower.

A particular highlight is the converted studio in the rear garden. Fully insulated and supplied with power, this flexible space is well-suited for use as a home office, gym, creative studio, or guest accommodation, offering excellent versatility.

Externally, the rear garden is beautifully maintained with a mix of lawn and patio areas, ideal for outdoor dining and relaxation.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

## Accommodation

**Living Room**

12' 9" x 12' 2" ( 3.89m x 3.71m )
**Kitchen/Diner**

20' 3" x 17' 4" ( 6.17m x 5.28m )
**Bedroom 1**

12' 3" x 10' 8" ( 3.73m x 3.25m )
**Bedroom 2**

12' 4" x 10' 7" ( 3.76m x 3.23m )
**Bedroom 3**

10' 3" x 6' 8" ( 3.12m x 2.03m )
**Studio**

17' 5" x 8' 1" ( 5.31m x 2.46m )

02920 612328
whitchurch@peteralan.co.uk

## Floorplan

**Ground Floor** **First Floor** **Outbuilding**

Total floor area 113.1 m² (1,218 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let