

UNDER OFFER



Coryton Crescent

Whitchurch, Cardiff, CF14 7EP

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ASKING PRICE

£450,000

3 BEDROOMS

1 BATHROOM

3 RECEPTIONS

1,546 SQ FT

1546 SQFT

EV CHARGER INSTALLED

OPEN PLAN KITCHEN, DINING
AND SITTING AREA.

LANDSCAPED GARDEN

THREE BEDROOM SEMI-DETACHED
HOME

OFF ROAD PARKING

CONVERTED GARAGE



THE PROPERTY

Nestled in the desirable area of Whitchurch, Cardiff, this charming semi-detached house on Coryton Crescent offers a perfect blend of comfort and modern living. Spanning an impressive 1,546 square feet, the property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The large reception room seamlessly connects to an open-plan kitchen and dining area, creating an inviting atmosphere for family gatherings and social occasions.

The home features three well-proportioned bedrooms, ensuring plenty of room for family or guests. The bathroom is conveniently located, catering to the needs of the household. A notable highlight of this property is the garage, which has been thoughtfully converted into an entertainment area, complete with a separate utility room, making it an ideal space for leisure activities or additional storage.

For those with vehicles, the property offers parking for two vehicles, along with the added benefit of an electric vehicle charger, catering to modern eco-friendly needs. The location is superb, with easy access to local amenities and excellent transport links, making it a practical choice for commuters and families alike.

This semi-detached home is not just a property; it is a lifestyle choice in a vibrant community. With its generous living space and convenient features, it presents an excellent opportunity for anyone looking to settle in Whitchurch. Do not miss the chance to make this delightful house your new home.

INSIDE



ACCOMMODATION

LIVING ROOM 3.81 x 7.87

SITTING ROOM 3.86 x 2.96

DINING ROOM 2.62 x 2.96

BAR 2.70 x 8.26

KITCHEN 2.57 x 3.09

MASTER BEDROOM 3.74 x 4.04

BEDROOM TWO 3.27 x 3.73

BEDROOM THREE 3.11 x 2.04

SCHOOL CATCHMENT AREA

My English medium primary catchment area is Coryton Primary School My English medium secondary catchment area is Whitchurch High School My Welsh medium primary catchment area is Ysgol Gymraeg Melin Gruffydd My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

PROPERTY TYPE HOUSE - SEMI-DETACHED

INTERNAL AREA 1,546 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND F · ABOUT £2,908 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 74 · POTENTIAL 82

FLOORPLAN



Coryton Crescent

Total Area: 143.6 m² ... 1546 ft²

All measurements are approximate and for display purposes only





Nadia Refae

BRANCH MANAGER AND AREA VALUER / NEGOTIATOR
LLANISHEN BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreycross.co.uk