

30 Radyr Road,

Llandaff North, Cardiff, CF14 2FU



Estate Agents and  
Chartered Surveyors

Asking Price Of

£335,000



Mid Terraced House

2

1

1

1

# Property Description

A great starter home or perfect downsize positioned in a prime location of Llandaf North, with easy access to Hailey Park and a range of local amenities and shops near by. The property briefly comprises of entrance hall, lounge/diner, modernised kitchen, two bedrooms and bathroom. Outside provides an enclosed well maintained rear garden with rear lane access.

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 839 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Llandaff North offers a range of shops, cafes and retailers with its very own train station and regular public transport links. Hailey Park is a highly regarded public park offering great walks leading along the Taff Trail towards the secret garden in the city centre. Hawthorn Primary, Ysgol Glantaf and Whitchurch High School are within walking distance.

## ENTRANCE HALL

Enter via composite door. Oak wood flooring, stairs to first floor with under stairs storage cupboards. Radiator.

## LOUNGE/DINER

22' 11" x 16' 1" (7.004m x 4.917m)  
Double glazed bay window to front. Oak wooden flooring. Fitted wood burner built into chimney breast. Coving. Further double glazed window to rear aspect. Two radiators.

## KITCHEN

13' 0" x 7' 2" (3.983m x 2.194m)  
Two double glazed windows to side. Wooden oak flooring. range of modern white gloss. Wall and base units with work surface incorporating white enamel sink and drainer with mixer tap over. Gas

hob, electric oven and stainless steel extractor fan above. Integral washing machine and dish washer plus space for fridge freezer. Tiled splash backs and spotlights to ceiling.

30 Radyr Road,

Llandaff North , Cardiff, CF14 2FU

#### FIRST FLOOR

LANDING - Access to partly boarded loft space with pull down ladder.

#### BEDROOM 1

16' 2" x 11' 8" (4.95m x 3.57m)

Two double glazed windows to front. TV point and radiator.

#### BEDROOM 2

11' 3" x 8' 1" (3.442m x 2.478m)

Double glazed window to rear. Radiator.

#### BATHROOM

8' 2" x 7' 11" (2.49m x 2.415m)

White suite. Panelled bath with mains shower over. Obscure double glazed window to rear. Pedestal wash hand basin. Radiator. Built in cupboard housing Ideal Combi boiler. Heated towel rail. Vinyl flooring.

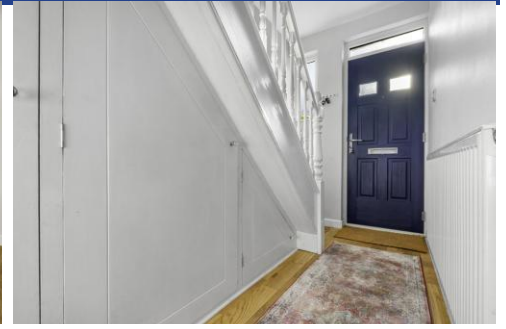
#### OUTSIDE

##### REAR GARDEN

Well maintained enclosed rear garden. Mainly laid to lawn. Paved patio area. Wooden summer house and shed. Rear lane access. Two outside taps.

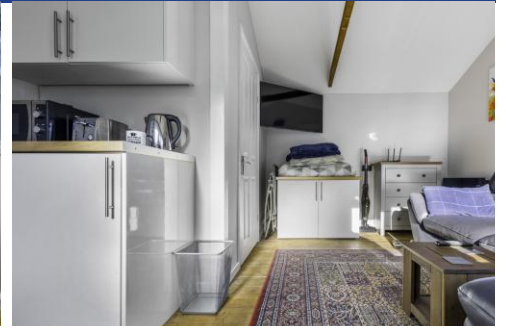


30 Radyr Road,  
Llandaff North , Cardiff, CF14 2FU





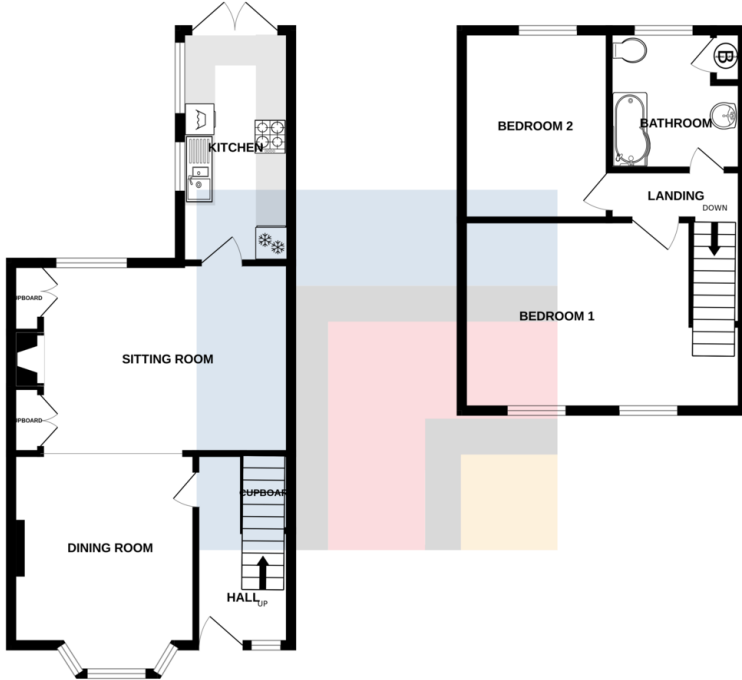
30 Radyr Road,  
Llandaff North , Cardiff, CF14 2FU



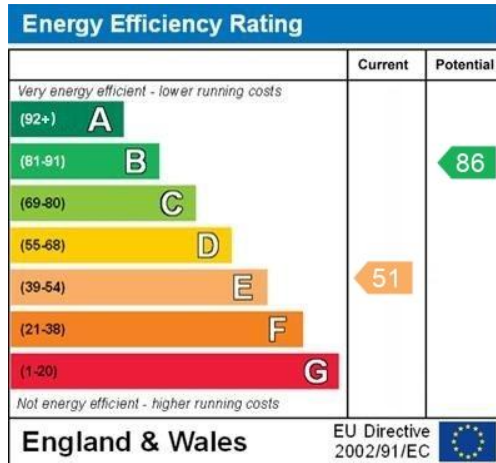
# 30 Radyr Road, Llandaff North , Cardiff, CF14 2FU

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 12/2024



**Birchgrove 029 2052 9026**

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



**mgyc.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.