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## De Clare Drive, Radyr, Cardiff, CF15 8FY Guide Price £170,000

A very well presented ground floor apartment in Radyr | Great School catchment | Modern living with open plan lounge/kitchen | Two good sized bedrooms | Modern bathroom | Allocated parking space  
SUPERB VIEWS | NO CHAIN | EPC B | Close to train station, local amenities and the Taff Trail



De Clare Drive, Radyr, Cardiff, CF15 8FY

MOVE2HERE are proud to present this BEAUTIFULLY PRESENTED modern two bedroom home in the "Sidings" development, tucked away in the far corner of this ever popular location. With two large bedrooms, a spacious OPEN PLAN kitchen/living room with great views and off road parking. VIEWING IS A MUST.

This property is ideally located in a quiet spot of this sought after modern development in the desirable village location of Radyr.

**\*SUPERB VIEWS OVER THE RIVER TAFF\*** A very well presented two bedroom ground floor apartment in Radyr WITH PARKING. Accommodation briefly comprises communal entrance, hallway, lounge/kitchen, two bedrooms plus a bathroom. Gas central heating. NO CHAIN.

### **Location**

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a number of shops, golf and tennis clubs, doctors and dentist surgeries, optician and restaurant. It also benefits from being within an excellent school catchment area for Radyr Primary School and the well regarded Radyr and Plasmawr Comprehensive Schools.

In addition to the beautiful country walks on the doorstep and within a short driving distance to the A470 and M4 it is just a hop skip and a jump to Radyr train station, plus a regular bus service to and from the city centre, making it an ideal spot for the commuter.

### **The Accommodation comprises Communal Entrance -**

Entered via the communal entrance with telephone entry system through the car park. Front access to woodland and river.

### **Hallway -**

Two uPVC double glazed windows to the front. Doors to all rooms. Telephone entry system. Radiator. Storage cupboard.



**Lounge/kitchen (20' 11" x 11' 7"(max) (6.388m x 3.538m)) -**

Hallway area with uPVC double glazed window to front. Lounge area with uPVC double glazed windows with rear aspect overlooking the Taff river and trail. Television and telephone points. Two radiators. Kitchen area has uPVC double glazed window to front. Fitted with a range of modern units and complementary work surfaces over, including stainless steel one and a half bowl sink unit. Built in oven and gas hob with extractor fan over. Plumbed for an automatic washing machine. Space for fridge/freezer and plumbed for a washing machine. Tiled splash backs. Wall mounted central heating boiler. Fitted electric oven, gas hob and extractor fan over.



**Bedroom One (14' 0" (max) x 9' 4" (4.287m x 2.848m)) -**

This spacious and light bedroom, provides a welcome and relaxing room with plenty of space for all your storage needs. This room flooded with natural daylight in the mornings and allows the occupant the opportunity to gaze at the stars at night whilst lying in bed. Cream carpet. TV point. Radiator. uPVC double glazed window with superb views to the rear. Radiator. Telephone and television points.



**Bedroom Two (10' 1" x 8' 7" (3.079m x 2.632m))**

This larger than average second bedroom with rear aspect offers ample space. Currently used as a guest bedroom, it has space for all your storage needs and is an ideal room to recharge your batteries. uPVC double glazed window with superb views to rear. Radiator.



**Bathroom (6' 0" x 5' 1" (1.847m x 1.566m))**

A white three piece suite with panelled bath, with shower over provides the perfect spot to soak away those aches and pains of the day. With accompanying white wc and pedestal sink. Tiled splash back. Radiator. Extractor fan. The bathroom reflects the rest of the property, where every little thing has been considered. Shaver point and light fitting. Radiator.



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## Outside

Parking - Allocated parking space and bin shed.

<b>Leasehold Details</b> - (to be checked with conveyancer) -	125 years from January 2008
Ground Rent	£ 250 per annum
Maintenance Charge	£1,500 per annum.
Council Tax Band	Band D
Energy Performance Certificate	B

## Room Dimensions

Hallway	14'11" x 12'1" (4.55m x 3.70m) [max]
Open Plan Kitchen/Living Room	20' 11" x 11' 7" (6.39m x 3.54m) [max]
Master Bedroom	14' 0" x 9' 4" (4.29m x 2.85m) [max]
Bedroom Two	10' 1" x 8' 7" (3.08m x 2.63m)
Bathroom	6' 0" x 5' 1" (1.85m x 1.56m)



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