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TO LET

Maes Y Llech, Radyr, Cardiff, CF15 8GL

Welcoming hallway leading to all rooms | Spacious lounge/dining room offering a versatile living space
Well-appointed fitted kitchen, catering to culinary needs | Two comfortable bedroom for rest and relaxation | Fully fitted Bathroom for personal care needs | Local shops for convenient shopping
Golf, tennis and football clubs for recreational activities | Very Good primary and comprehensive schools



£1,100 per Calendar Month - Unfurnished

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

This property is ideally located in a quiet spot of this sought after modern estate in the desirable village location of Radyr. This charming coach house, nestled within the popular Sidings and located near Radyr Village and train station, offers a comfortable and convenient lifestyle.

Location Highlights:

Located in the Sought-after Radyr area in Cardiff. This property presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community with convenient access to amenities and recreational facilities.

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. Nearby Radyr woods offer tranquil nature walks and access to the Taff Trail for outdoor enthusiasts. 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.

Hallway

Leading in from a composite door into an attractive hallway with carpeted flooring throughout. Stairs leading to the first floor. Radiator. The hallway provides access to the bedrooms and family bathroom from rising stair case below, complete with additional storage and cupboard housing the hot water system.

Living - Dining

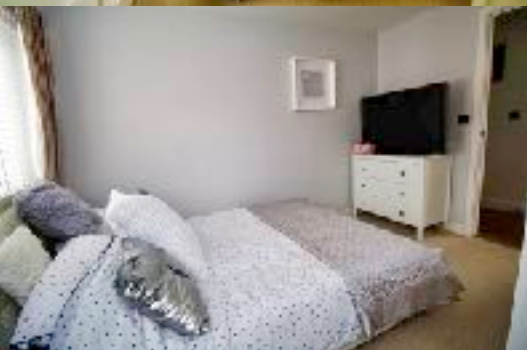
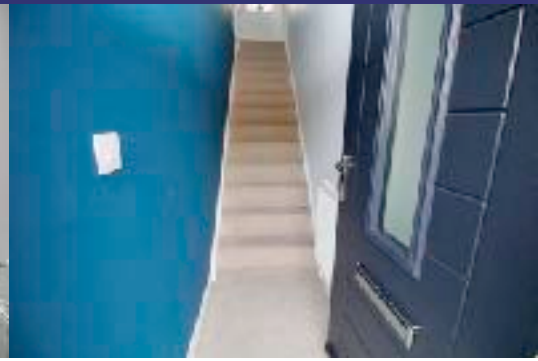
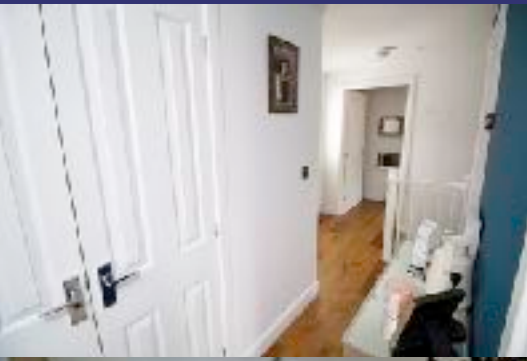
The interior boasts painted walls and ceilings, lending a fresh and inviting ambiance to the living space. Two double glazed uPVC windows at the front of the property offer ample natural light and provide efficient insulation, enhancing energy efficiency and soundproofing. The presence of radiator panels not only adds to the aesthetic appeal but also ensures efficient heating throughout the property, maintaining comfort during colder seasons. Convenience is ensured with dedicated TV and phone points, facilitating connectivity for entertainment and communication needs. Whether it's catching up on favourite shows or staying connected with loved ones, these provisions cater to modern lifestyle demands.

Kitchen Area

The kitchen is equipped with stylish beech effect units, offering ample storage space for kitchen essentials while adding a touch of modern



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elegance to the interior. Complementing the beech effect units, the kitchen features a marble effect work surface, providing a durable and visually appealing area for food preparation and cooking activities. A tiled splashback enhances the functionality of the kitchen, protecting the walls from splatters and spills while adding a decorative element to the space. A single stainless steel sink and drainer, complete with chrome taps, provide convenience for dishwashing tasks, ensuring efficient water drainage and easy maintenance.

For the Cooking enthusiasts who will appreciate the four-ring gas hob and single electric oven, facilitating versatile cooking options to prepare delicious meals with ease. Positioned over the gas hob, an extractor hood helps to effectively remove cooking odors, grease, and smoke, contributing to a clean and fresh kitchen environment.

A double glazed uPVC window located to the side of the kitchen offers natural light and ventilation, creating a bright and airy atmosphere within the space.

The kitchen provides designated space for essential appliances such as a washing machine and fridge/freezer, ensuring practicality and functionality in everyday living.

A double radiator panel ensures efficient heating distribution, maintaining optimal comfort levels throughout the kitchen area. Plumbed for an automatic washing machine.

Bedroom 1

Fantastic size master bedroom comprises with carpeted flooring throughout with a UPVC double glaze window overlooking the front of the property. Radiator. This spacious and light bedroom, provides a welcome and relaxing room with plenty of space for all your storage needs. This ideal space to recharge your batteries ready for the next day.

Bedroom 2

This larger than average second bedroom with front aspect offers ample space. Currently used as a guest bedroom, it has space for all your storage needs with a built in cupboard over the staircase and is an ideal room to recharge your batteries. uPVC double glazed window to front. Radiator.

Family Bathroom

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. Part tiled walls with fully vinyl flooring throughout with a door leading into a large airing cupboard housing the combination boiler, plus providing extra storage.

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Outside Space

Outside Space comprises of a single parking space leading to a single garage with plenty of street parking available.

Parking:: Allocated parking space & Garage
Council Tax Band: Band D
EPC: Band C
Total floor area: 67 square metres

Membership Numbers

Rent Smart Wales Property registration number #RN-52179-35961
Rent Smart Wales Landlord registration number #F6-001-36145
Client Money Protection CMP008972
Agent Property Ombudsman T02263

No indoor smokers or large pets (small parts considered - additional bond required) in this property.

Floorplan



Room Dimensions

Entrance	3'2" x 7'2" (1.09m x 2.20m)	Bedroom 1	11'2" x 10'5" (3.42m x 3.18m)
Inner Hall	2'7" x 10'5" (0.80m x 3.18m)	Bedroom 2	10'1" x 10'5" (3.08m x 3.18m)[into space above stairs]
First Floor Hall	14'7" x 7'2" (4.45 x 2.20 m) [max]	Family bathroom	6'8" x 6'3" (2.03m x 1.90m)
Living Room	17'5" x 10'2" (5.30m x 3.11m)		
Kitchen	13'10" x 7'2" (4.21m x 2.20m)		

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