



9 Blaen-Y-Coed,  
Radyr, Cardiff  
CF15 8RL

Asking Price £420,000  
House - Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 1469.00 sq ft

Current EPC Rating - C71

Potential EPC Rating - B83

A beautifully presented 4 bedroom detached family home, ideally located in Blaen Y Coed in Radyr. The current owner has maintained the property to a very high standard throughout their ownership and is offered for sale for the first time in over 37 years. Recent improvements include, new windows and doors, Keller kitchen with quartz work surfaces, new bathroom suite and boiler. Occupying a good size plot in this quiet and popular cul de sac in Radyr. The accommodation briefly comprises porch, hallway, lounge, dining room, kitchen, utility room and storage room. To the first floor, there are 4 bedrooms and a shower room. The property is within catchment for the highly regarded primary and secondary schools and close to Radyr village and train station. Viewings recommended to appreciate this delightful family home.

#### PORCH/CLOAK

2.19m x 1.22m (7'2" x 4'0")

With new composite front door with decorative glazing. Space for coats and shoes. Cupboard housing electrics. Door to WC and hallway.

#### W.C.

1.78m x 1.23m (5'10" x 4'0")

With low level WC, vanity wash hand basin and chrome mixer tap. Space and plumbing for washing machine. Papered walls, textured ceiling, radiator panel and obscure UPVC window to front.

#### HALLWAY

2.20m x 3.52m (7'2" x 11'6")

A spacious hallway with carpeted floor, papered walls and textured ceiling with coving. UPVC window to the side aspect, useful storage cupboard under the stairs. Doors to all rooms.

#### LOUNGE

3.63m x 5.30m (11'10" x 17'4")

A generous principal reception room with carpeted floor, papered walls, textured ceiling with coving, feature electric fireplace with wooden surround. UPVC window to front with vertical blind. 2 radiators, panel door two

#### DINING ROOM

3.15m x 3.88m (10'4" x 12'8")

Overlooking the rear aspect of the property with carpeted floor, painted walls and textured ceiling with coving. Radiator panel, UPVC window and serving hatch through to the kitchen.

#### KITCHEN

3.15m x 3.73m (10'4" x 12'2")

A modern and beautifully appointed Keller kitchen with a range of the wall and base units with soft close doors. Stunning quartz work surfaces and Franke inset, stainless steel sink. Integrated Neff dishwasher, Neff microwave and double oven. Neff induction hob and Neff fridge freezer. Full height pantry cupboard. Frosted glass flashbacks. Grey oak laminate flooring and UPVC window to rear garden. Door to:

#### UTILITY ROOM

2.37m x 3.44m (7'9" x 11'3")

A valuable space with floor and wall units, breakfast bar and space for American size fridge and tumble dryer. Radiator panel. UPVC doors to the front and rear garden. Door to:

STORAGE

2.33m x 5.18m

A fantastic space with superb potential to create a home office or garden room, subject to the relevant permissions.

#### FIRST FLOOR

Via carpeted staircase, Doors to all rooms. Airing cupboard and loft hatch access.

#### STORAGE

2.33m x 5.18m (7'7" x 16'11")

A fantastic space with superb potential to create a home office or garden room, subject to the relevant permissions.

#### FIRST FLOOR

Via carpeted staircase, Doors to all rooms. Airing cupboard and loft hatch access.

#### BEDROOM ONE

4.63m x 3.13m (15'2" x 10'3")

Overlooking the front aspect with carpeted floor, papered walls, fitted wardrobes, UPVC window and radiator.

#### BEDROOM TWO

3.02m x 3.65m (9'10" x 11'11")

Overlooking the rear aspect with carpeted floor, papered walls, fitted wardrobes, UPVC window and radiator.

#### BEDROOM THREE

2.44m x 2.66m (8'0" x 8'8")

Overlooking the rear aspect with carpeted floor, papered walls, , UPVC window and radiator. Currently being used as an office but can accommodate a double bed.

#### BEDROOM FOUR

2.99m x 2.42m (9'9" x 7'11")

Overlooking the front aspect, a good size single room with carpeted floor, papered walls, fitted cupboard, UPVC window and radiator.

#### SHOWER ROOM

2.43m x 1.86m (7'11" x 6'1")

A modern and recently installed three piece suite with low level WC, walk-in shower and vanity wash hand basin. Panelled walls, radiator and UPVC window to rear.

#### OUTSIDE

##### FRONT

Mature plants, trees and shrubs. Driveway and ample parking. Undercover ccess to the utility room.

##### REAR

An enclosed rear garden with an abundance of mature plants, shrubs and seasonal flowers. Decorative gravel, timber perimeters and a feature pond create a tranquil and low maintenance garden. Accessed from the utility room and side gate.

#### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

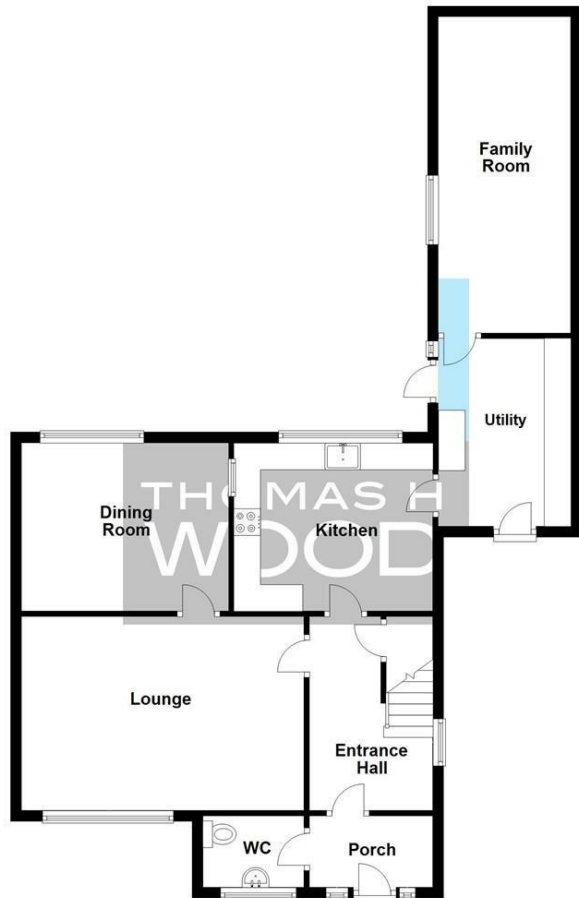
#### COUNCIL TAX

Band F





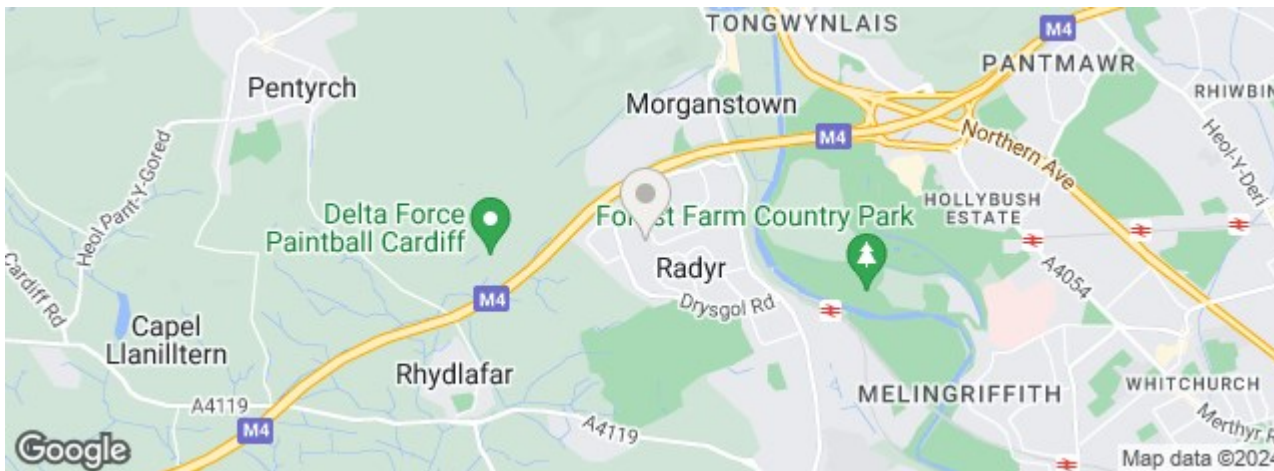
**Ground Floor**  
Approx. 894.2 sq. feet



**First Floor**  
Approx. 575.3 sq. feet



Total area: approx. 1469.4 sq. feet



**CONTACT**

**EMAIL**

[sales@thomashwood.com](mailto:sales@thomashwood.com)

**TELEPHONE**

02920 626252

**WEBSITE**

[www.thomashwood.com](http://www.thomashwood.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	