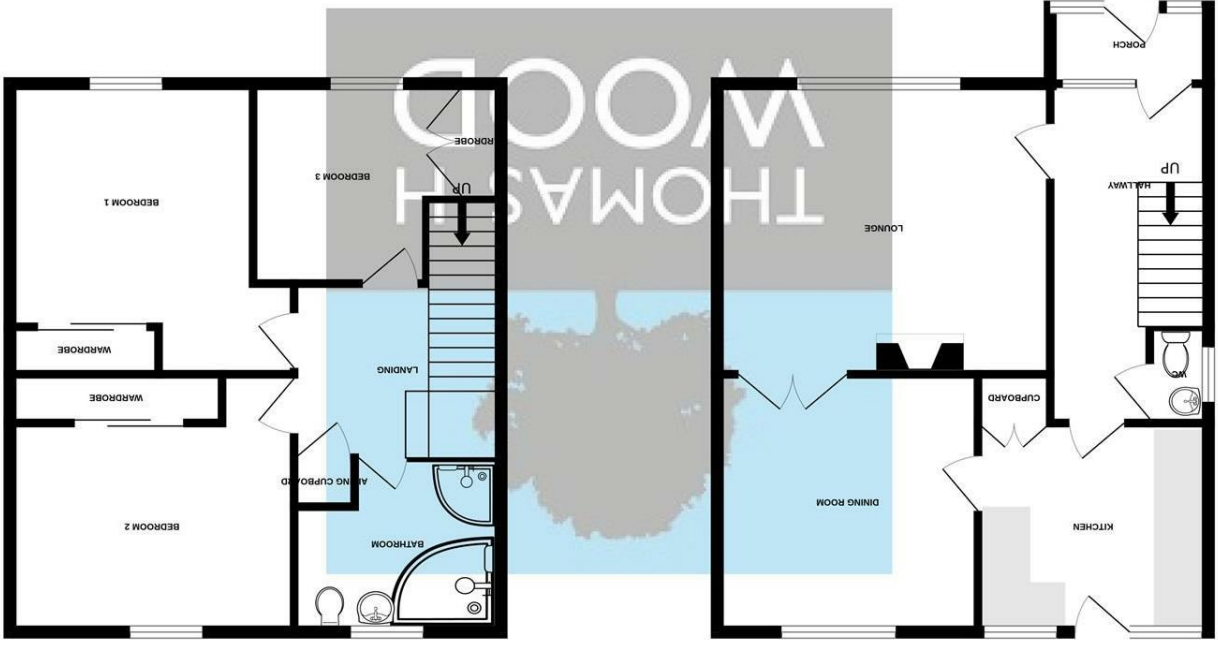


**TOTAL FLOOR AREA : 105.2 sq.m. (1133 sq.ft.) approx.**  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 Metropix ©2024



**GROUND FLOOR**  
 53.5 sq.m. (576 sq.ft.) approx.

**1ST FLOOR**  
 51.8 sq.m. (557 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	68
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
 England & Wales

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT

THOMAS H WOOD







10 The Green,  
Radyr, Cardiff  
CF15 8BR

Asking Price £375,000  
House - Semi-Detached  
3 Bedrooms



Tenure - Freehold

Floor Area - 1133.00 sq ft

Current EPC Rating - D68

Potential EPC Rating - C80

A wonderful opportunity to purchase this bright and spacious three bedroom semi-detached family home, ideally located on the Green in Radyr. Enjoying delightful panoramic views across Cardiff from its fine elevated position on this highly sought after cul de sac. The property is offered for sale with no onward chain and presents an excellent opportunity to create a modern and spacious home. Just a short walk from the village of Radyr and its convenient train station and highly regarded primary and secondary schools. The accommodation briefly comprises, porch, entrance hallway, lounge, dining room, kitchen and cloakroom. To the first floor, there are 3 excellent size bedrooms and a four piece family bathroom. This freehold property also includes a one thirty-fourth share of the land owned by the residents, held by one share in The Green at Radyr Ltd. Viewings are highly recommended.

#### ENTRANCE HALLWAY

Via glazed internal door to hallway, with carpeted floor, papered walls and textured ceiling. Stairs to first floor and doors to all rooms.

#### LOUNGE

4.64m x 3.92m (15'2" x 12'10")

Overlooking the front aspect with delightful viewings of the Green. With carpeted floor, painted walls and textured ceiling. UPVC window, radiator with TRV and feature gas fire (currently disconnected). Double doors to;

#### DINING ROOM

3.64m x 3.57m (11'11" x 11'8")

With carpeted floor, painted walls and textured ceiling. UPVC window to rear and radiator with TRV. Opportunity to knock through to the kitchen.

#### KITCHEN

3.21m x 2.93m (10'6" x 9'7")

A range of wall and base units with contrasting work surfaces over. Stainless steel sink, space for white goods and cooker. Tiled splash back and tiled floor. UPVC window and door to rear garden. Cupboard housing boiler.

#### W.C.

0.80m x 1.53m (2'7" x 5'0" )

Low level WC, wash hand basin, UPVC window and radiator with TRV.

#### LANDING

Via carpeted staircase to spacious landing. Doors to all rooms, airing cupboard and loft access.

#### BEDROOM ONE

3.33m x 3.93m (10'11" x 12'10")

Delightful views across Radyr. With carpeted floor, painted walls, textured ceiling, fitted wardrobes along side, UPVC window to front and radiator with TRV.

#### BEDROOM TWO

4.00m x 3.22m (13'1" x 10'6")

Carpeted floor, painted walls, textured ceiling, fitted wardrobes along side, UPVC window to rear and radiator with TRV.

#### BEDROOM THREE

2.86m x 3.02m (9'4" x 9'10")

Carpeted floor, painted walls, textured ceiling, fitted wardrobe, UPVC window to rear and radiator with TRV.

#### BATHROOM

2.89m x 2.41m (9'5" x 7'10")

A spacious four piece bathroom with low level WC, pedestal wash hand basin, corner bath and shower cubicle with chrome mixer shower. Linoleum floor, UPVC window, electric fan heater and radiator panel.

#### OUTSIDE

##### FRONT

A generous front garden with well stocked borders and driveway.

##### REAR

With patio area, laid lawn and mature shrubs and trees. Single garage with up and over door, plus side door to garden.

#### GARAGE

2.59m x 4.95m (8'5" x 16'2")

Single garage with up and over door, plus side door to garden. Garage has power and lighting.

#### TENURE

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

#### COUNCIL TAX

Band E



