



152 De Clare Drive,
Radyr, Cardiff
CF15 8FY

£350,000
House - Townhouse
3 Bedrooms

Tenure - Freehold

Floor Area - 965.20 sq ft

Current EPC Rating - C76

Potential EPC Rating - B87

An extremely well presented, three bedroom, end of link property in the highly sought after area of Radyr. The house has a versatile layout with a large kitchen/dining/sitting area, three bedrooms, one of which has an en-suite. The current owners have maintained the property to a high standard throughout their ownership and is offered for sale in show home condition. The property further benefits from delightful views, a quiet position and off road parking to the rear of the house, as well as a single garage adjacent the property. The property is perfectly situated on this popular development close to the centre of the village with its shops and amenities. The property is in the catchment area for Radyr High School and good local primary schools. Within easy reach of the M4 and A470 motorways, as well as being very close to Radyr train station with its many links to Cardiff City centre.

ENTRANCE HALL

Via double glazed composite front door. Painted walls and smooth ceiling. Radiator panel. Stairs to first floor. Door to;

KITCHEN/ DINING ROOM

7.21m x 3.08m (23'7" x 10'1")

With beech units and marble effect worksurface and tiled splashback. Stainless steel sink and drainer with chrome tap. Four ring gas hob, extractor canopy over and electric oven. Painted walls and smooth ceiling, tiled floor. Double glazed uPVC French doors to rear. Space dishwasher. Open plan to diner; Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling. Double glazed uPVC window. Radiator panel with TRV. Ample space for sofa and dining table and chairs. Useful under stair storage cupboard. Door to;

UTILITY ROOM

Space for washing machine, work surfaces over and low level cupboard. Wall mounted boiler. Door to;

WC

A white suite comprising basin with chrome taps low level WC, tiled walls and floor. Painted walls and smooth ceiling with extractor. Radiator panel with TRV.

LANDING

Via painted white staircase. Painted walls and smooth ceiling. uPVC window to front. Radiator panel with TRV. Stairs to second floor.

BEDROOM 3

2.05m x 2.18m (6'8" x 7'1")

Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling. Double glazed uPVC window. Radiator panel with TRVs.

BATHROOM

1.96m x 1.70m (6'5" x 5'6")

White suite comprising basin with chrome taps low level WC, panelled bath with chrome taps. Tiled walls and floor, painted walls and smooth ceiling with extractor. Radiator panel with TRV. Double glazed uPVC window to side.

LOUNGE

3.03m x 4.17m (9'11" x 13'8")

A bright and spacious room with carpeted floor, painted walls and smooth ceiling. Double glazed uPVC window and French doors with Jupiter balcony. TV point and phone point. Two single radiator panels with TRVs.

SECOND FLOOR LANDING

Via painted white staircase. Painted walls and smooth ceiling.

MASTER BEDROOM

3.18m x 3.44m (10'5" x 11'3")

Overlooking the rear aspect with carpeted floor, painted walls and smooth ceiling. Double glazed uPVC windows with fitted blinds. Radiator panel with TRV. Fitted wardrobes along one side. Door to;

EN-SUITE SHOWER ROOM

White suite comprising basin with chrome taps, low level WC, shower cubicle with chrome mixer shower and sliding shower doors. Tiled walls, tile laminate floor, painted walls and smooth ceiling with extractor. Double glazed uPVC window to side.

BEDROOM 2

0.89m x 4.17m (2'11" x 13'8")

Overlooking the front aspect with delightful views. With carpeted floor, painted walls and smooth ceiling. Double glazed uPVC windows. Radiator panel with TRV. Airing cupboard containing hot water cylinder. Space for wardrobes. Loft access.

OUTSIDE FRONT

Path leading to front door. Mature plants and shrubs.

OUTSIDE REAR

Landscaped garden with patio and lawn area. Gate leading to the parking at the rear and single garage with up and over door. Timber fence to the perimeter.

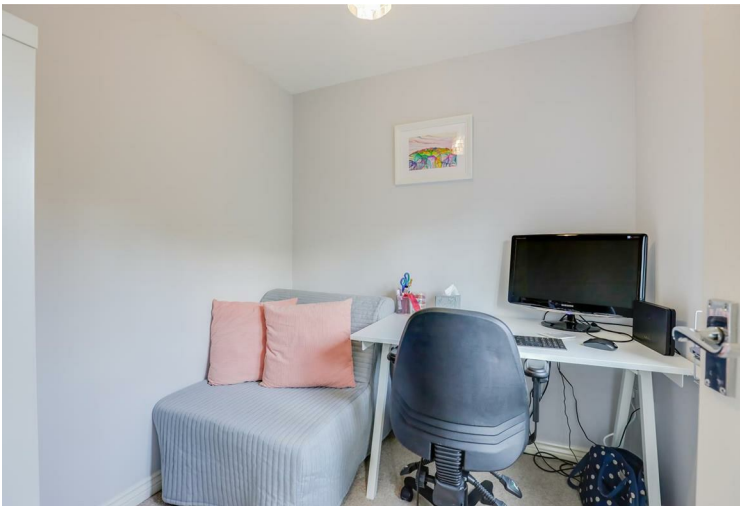
COUNCIL TAX

Band F

TENURE

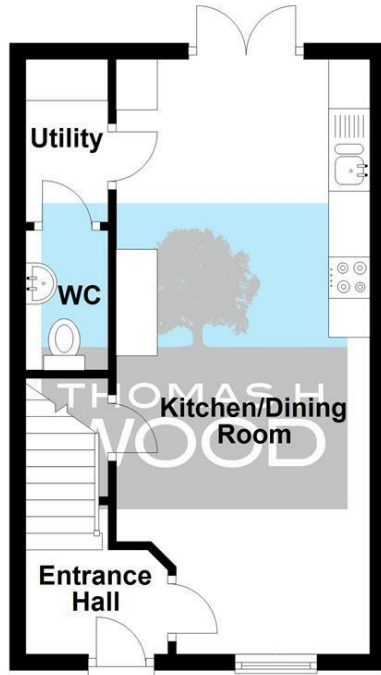
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.





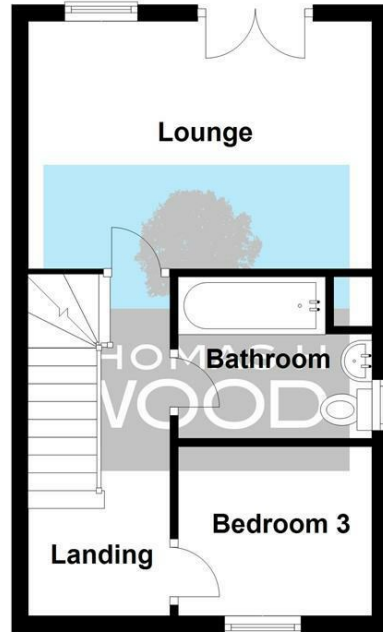
Ground Floor

Approx. 323.6 sq. feet



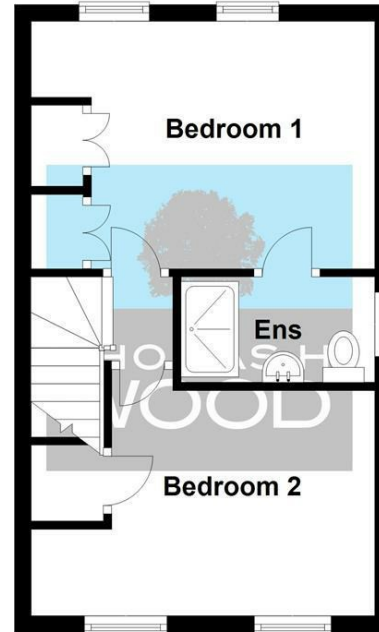
First Floor

Approx. 321.2 sq. feet

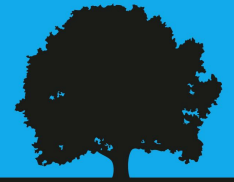


Second Floor

Approx. 320.4 sq. feet



Total area: approx. 965.2 sq. feet



**THOMAS H
WOOD**

CONTACT

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