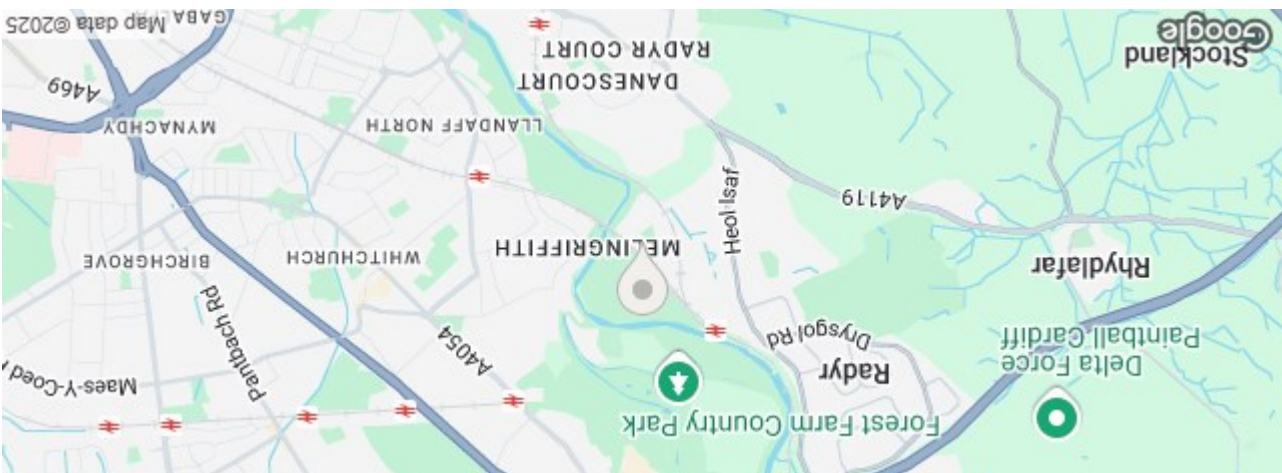
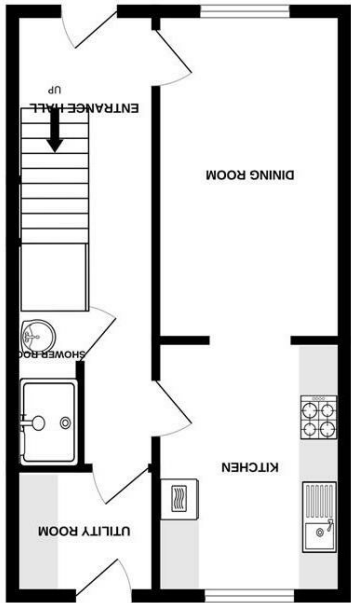




Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.

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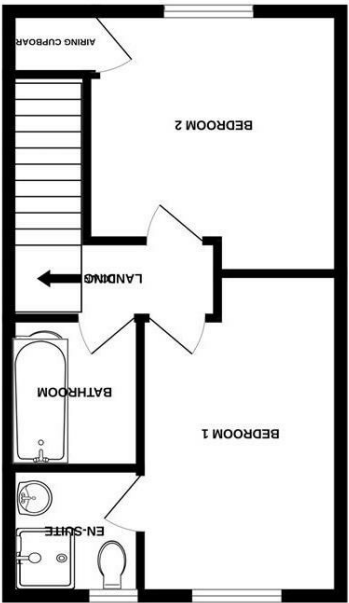
TOTAL FLOOR AREA : 105.0 sq.m. (1130 sq.ft.) approx.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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

THOMAS H WOOD



CONTACT

EMAIL

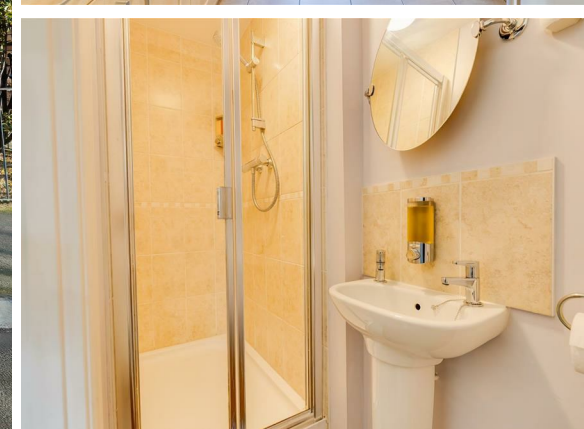
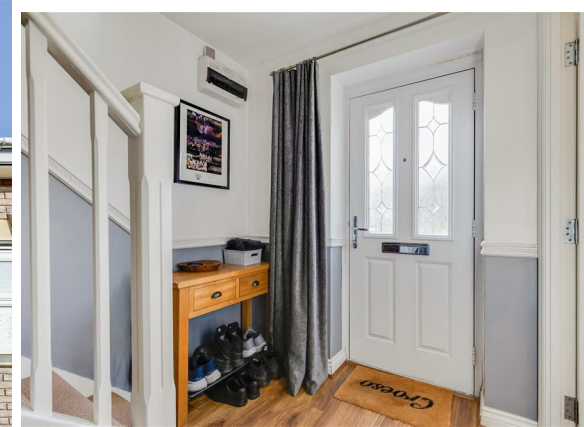
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



42 De Clare Drive,
Radyr, Cardiff
CF15 8FY

Asking Price £350,000
House - Townhouse
3 Bedrooms

Tenure - Freehold

Floor Area - 1130.00 sq ft

Current EPC Rating - C78

Potential EPC Rating - B88



3



3



2



C

This immaculately presented three-bedroom end-link home offers a prime position overlooking the green in the highly sought-after Radyr area. Ideally located on De Clare Drive and just a short walk to the village of Radyr with it's excellent local amenities. The property is within catchment for Radyr High School and well-regarded local primary schools. Commuters will appreciate its proximity to the M4 and A470 motorways, along with Radyr train station offering convenient links to Cardiff city centre. This versatile home boasts three double bedrooms, including one with an en-suite shower room, two reception rooms, utility room and ground floor shower. There is on-road parking at the front, and a single garage with driveway at the rear, with direct access to the garden. This property lay out is rarely for sale and viewings of this spacious and beautiful home are highly recommended.

ENTRANCE HALL

Via double glazed composite front door. Painted walls, dado rail, alarm keypad, painted ceiling. Single radiator panel. Understairs storage cupboard. Stairs to first floor.

DINING ROOM

4.16m x 2.50m (13'7" x 8'2")
Painted walls, coving, painted ceiling. Double glazed uPVC window to front. TV and phone points, dimmer switch. Single radiator panel. Archway to

KITCHEN

3.60m x 2.50m (11'9" x 8'2")
Oak effect units with marble effect worksurface and tiled splashback. Stainless steel sink and drainer with chrome mixer tap. Four ring electric halogen hob, extractor canopy over and double electric oven. Painted walls, coving, painted ceiling, tiled floor. Double glazed uPVC window to rear. Space for fridge/freezer and dishwasher. Single radiator panel and TRV. Heating controls.

UTILITY ROOM

1.89m x 1.65m (6'2" x 5'4")
Oak effect units with marble effect worksurface. Space for washing machine and tumble dryer. Single radiator panel with TRV. Painted walls and ceiling, tiled floor. Extractor fan. Ideal Icos regular condensing boiler. Double glazed uPVC window and composite door to rear.

SHOWER ROOM

2.93m x 0.85m (9'7" x 2'9")
White suite comprising low level WC, pedestal basin with chrome taps, shower cubicle with chrome mixer shower and bi-fold glazed shower doors. Tiled walls, painted walls and ceiling. Extractor fan. White heated towel rail.

LANDING

Via painted white staircase. Painted walls, dado rail, painted ceiling. Single radiator panel with TRV. Double glazed uPVC window to front. Stairs to second floor.

SITTING ROOM

4.49m x 4.15m (14'8" x 13'7")
Painted walls, coving, painted ceiling. Double glazed uPVC French doors to rear with Juliet balcony. Marble mantelpiece with electric fire and lighting. TV point and phone point. Two single radiator panels with TRVs. Dimmer switch.

BEDROOM THREE

3.57m x 2.43m (11'8" x 7'11")
Painted walls, coving, painted ceiling. Double glazed uPVC window to front. Single radiator panel with TRV. Beech effect fitted wardrobes to one wall with smoked glass sliding doors. Dimmer switch, phone point and TV point.

SECOND FLOOR LANDING

Via painted white staircase. Painted walls, dado rail, painted ceiling. Access to loft.

BEDROOM ONE

3.57m x 2.43m (11'8" x 7'11")
Painted walls, coving, painted ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV. Dimmer switch and TV point.

EN-SUITE SHOWER ROOM

1.72m x 1.62m (5'7" x 5'3")
White suite comprising basin with chrome mixer tap set into vanity unit, low level WC, shower cubicle with chrome mixer shower and bi-fold shower doors. Double-mirrored wall fitted vanity unit with spotlights. Tiled walls, painted walls and ceiling. White heated towel rail. Extractor fan and shaver point. Double glazed uPVC window to rear.

BEDROOM TWO

3.40m x 3.32m (11'1" x 10'10")
Painted walls, coving, painted ceiling. Double glazed uPVC window to front. Single radiator panel with TRV. Airing cupboard containing hot water cylinder.

BATHROOM

2.13m x 1.72m (6'11" x 5'7")
White suite comprising basin with chrome mixer tap set into vanity unit, low level WC, bath with chrome taps. Tiled walls, painted walls, coving, painted ceiling. Extractor fan and shaver point. White heated towel rail.

OUTSIDE

FRONT
Paved path leading to front door. Slate chippings. External light. Black metal railings and wooden gate to rear.

REAR
Natural slate circular stone patio area, artificial grass. External light. Single garage with up and over door, power and light. Timber fence to perimeter.

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

COUNCIL TAX
Band F

