

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is to illustrate 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 quality or efficiency can be given.  
Made with iMeasure ©2025

3 BED SEMI DETACHED

TOTAL FLOOR AREA : 98.4 sq.m. (1059 sq.ft.) approx.

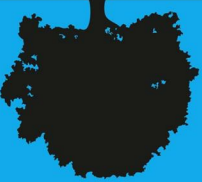


GROUND FLOOR  
54.0 sq.m. (582 sq.ft.) approx.

1ST FLOOR  
44.3 sq.m. (477 sq.ft.) approx.

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

THOMAS H  
WOOD



CONTACT

EMAIL

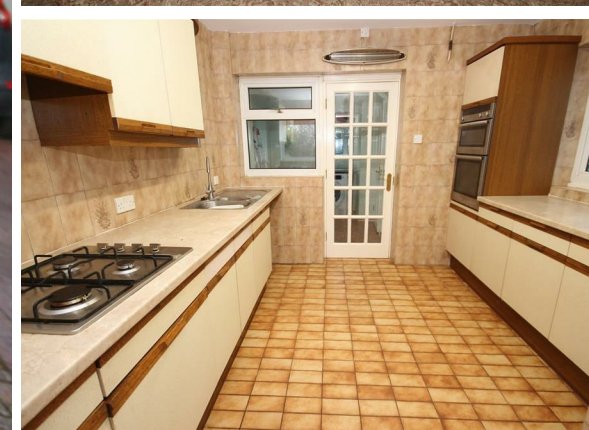
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



3 Woodfield Avenue,  
Radyr, Cardiff  
CF15 8EF

Asking Price £365,000  
House - Semi-Detached  
3 Bedrooms

**Tenure - Freehold**

**Floor Area - 1059.00 sq ft**

**Current EPC Rating - C72**

**Potential EPC Rating - B88**



An exciting opportunity to purchase this much loved family home, ideally located on Woodfield Avenue in Radyr. The property has been very well maintained over the years but would now benefit from some modernisation. Within walking distance to the village, the highly regarded, primary and secondary schools and excellent public transport links. Viewings are recommended to appreciate the spacious nature of the property and the potential to create an exceptional home. The property briefly comprises, porch, hallway, two reception rooms, kitchen, extended utility and shower room with WC. To the first floor, there are three good size bedrooms, a shower room, separate WC and bathroom. A private rear garden with woodland views, block paved driveway and garage complete this home. Within walking distance to the village, the highly regarded, primary and secondary schools and excellent public transport links. NO CHAIN.

#### **PORCH**

2.84m x 1.61m (9'3" x 5'3" )  
Via UPVC door tiled porch.

#### **ENTRANCE**

Further UPVC door to hallway. With carpeted floor, papered walls and ceiling. Stairs rising to the first floor and doors to all rooms. Useful under stair storage space.

#### **LOUNGE**

4.01m x 4.00m (13'1" x 13'1")  
Overlooking the front aspect with carpeted floor, papered walls and papered ceiling with coving. Electric fire and surround. Picture, UPVC window to fitted blinds and radiator panel. Glazed doors to;

#### **DINING ROOM**

3.07m x 3.18m (10'0" x 10'5")  
With carpeted floor, papered walls and papered ceiling with coving. UPVC sliding doors to patio area and rear garden. Serving hatch and radiators panel.

#### **KITCHEN**

3.04m x 3.17m (9'11" x 10'4" )  
With a range of wall and base units with complimentary work surfaces over. Gas hob and Neff, double ovens. Stainless steel sink and drainer. Wall mounted combination boiler and space for dishwasher and fridge freezer. Tiled floor and walls. UPVC windows to side and rear. Glazed door to;

#### **UTILITY**

2.05m x 2.66m (6'8" x 8'8")  
With space and plumbing for washing machine and tumble dryer, with

work surfaces over. UPVC windows to the side and rear, plus UPVC door to patio and rear garden. Radiator panel. Door to;

#### **SHOWER ROOM**

0.92m x 2.66m (3'0" x 8'8")  
With tiled floor, low level WC, wall mounted wash hand basin and shower cubicle with electric shower. UPVC window to the side. Towel radiator.

#### **LANDING**

Via carpeted staircase to landing. UPVC window to side aspect. Loft access with pull down ladder. Doors to all rooms.

#### **BEDROOM TWO**

3.89m x 3.28m (12'9" x 10'9")  
Overlooking the rear aspect with carpeted floor, papered walls and papered ceiling. Fitted wardrobes along two sides. UPVC window and radiator panel.

#### **BEDROOM THREE**

2.74m x 2.60m (8'11" x 8'6")  
Overlooking the front aspect with carpeted floor, papered walls and papered ceiling. Fitted wardrobes and vanity unit. UPVC window and radiator panel.

#### **BATHROOM**

2.25m x 2.02m (7'4" x 6'7" )  
A three-piece suite with low level WC, pedestal wash hand basin and bath with electric shower over. Tiled walls and carpeted floor. UPVC window to rear and radiator panel.

#### **OUTSIDE**

##### **FRONT**

With a generous frontage and driveway. Laid lawn and mature hedgerow. Continuation of the driveway to the garage and gate to rear.

##### **REAR**

A private and sizeable rear garden with patio, areas and laid lawn. Timber and block built perimeters. Shed to rear and single garage. Gate to the driveway and front.

#### **TENURE**

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

#### **COUNCIL TAX**

Band F

