







76 De Clare Drive,  
Radyr, Cardiff  
CF15 8FY

Asking Price £339,950  
House - Townhouse  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 1115.20 sq ft**

**Current EPC Rating - B81**

**Potential EPC Rating - B91**



This attractive three-storey, three-bedroom semi-detached townhouse is offered to the market with no onward chain. Situated in the highly desirable Radyr area, the property enjoys an elevated outlook across the Green and is perfectly positioned close to excellent local amenities, schools, and transport links.

The accommodation is arranged over three levels, with the ground floor comprising a welcoming hallway, cloakroom, modern kitchen/breakfast room, and a bright lounge/diner with French doors opening onto the rear garden. The first floor offers two bedrooms and a family bathroom, while the entire top floor is dedicated to the principal bedroom suite, complete with fitted wardrobes and a stylish en-suite shower room.

Externally, the property benefits from an enclosed rear garden with patio and lawn, together with driveway parking and a single garage. Close to the excellent public transport links, highly regarded schools and the excellent local amenities, this home is ideally suited for families and professionals alike.

#### **ACCOMMODATION**

##### **ENTRANCE HALLWAY**

Entered via panelled door with side glazing. Stairs to first floor, laminate flooring, radiator and access to ground floor rooms.

##### **CLOAKROOM**

Fitted with low-level WC and wash hand basin. Window to side, radiator.

##### **KITCHEN/BREAKFAST ROOM**

4.83m x 2.43m (15'10" x 7'11" )

Modern kitchen fitted with a range of base and wall units with contrasting work surfaces. Inset stainless steel sink and drainer, four-ring gas hob with oven below and extractor above. Integrated microwave and fridge/freezer, with plumbing for washing machine. Front aspect window, tiled flooring and radiator.

##### **LOUNGE/DINER**

4.46m x 3.91m (14'7" x 12'9")

A bright and spacious rear aspect reception with French doors opening to the garden. Laminate flooring and radiator panel.

##### **FIRST FLOOR LANDING**

Quarter galleried landing with front aspect window, radiator and stairs to the second floor.

##### **BEDROOM TWO**

3.80m x 3.26m (12'5" x 10'8")

A generous double bedroom overlooking the rear garden with sliding mirror-fronted wardrobes, laminate flooring and radiator.

##### **BEDROOM THREE**

3.31m x 1.93m (10'10" x 6'3" )

Front aspect single bedroom with laminate flooring and radiator.

##### **FAMILY BATHROOM**

2.09m x 1.92m (6'10" x 6'3")

Fitted with three-piece suite comprising panelled bath with shower over and screen, wash hand basin and WC. Chrome towel rail, part tiled walls, recessed spotlights, extractor and opaque window.

##### **SECOND FLOOR LANDING**

Approached via staircase with side window and radiator.

##### **PRINCIPAL BEDROOM SUITE**

5.55m x 3.91m (18'2" x 12'9" )

A superb main bedroom occupying the top floor with four rear aspect windows, fitted wardrobes and additional storage cupboard housing hot water cylinder. Radiator and door to en-suite.

##### **EN-SUITE SHOWER ROOM**

3.13m x 2.83m (10'3" x 9'3")

Spacious en-suite comprising double shower cubicle with chrome fittings, wash hand basin and WC. Built-in storage, radiator, extractor fan and front aspect window.

##### **OUTSIDE**

##### **REAR GARDEN**

Fully enclosed garden with large paved patio and lawn, providing a low-maintenance outdoor space. Gate leading to rear access and driveway.

##### **DRIVEWAY & GARAGE**

Driveway to rear providing off-road parking and access to single garage with up-and-over door, power, lighting and side access door to garden.

##### **TENURE**

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

##### **COUNCIL TAX**

Band E

