

21 Radyr Road,

Llandaff North, Cardiff, CF14 2FU



Estate Agents and
Chartered Surveyors

Asking Price Of

£325,000



Mid Terraced House

2

1

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Property Description

MGY are delighted to offer for sale this lovely 2 bedroom terraced property within a stones throw of Hailey Park, and within walking distance of the shops and amenities at Station Road. The accommodation comprises entrance hall, lounge, dining room, modern kitchen, 2 bedrooms and bathroom. Good size garden to rear and a garage. Viewing recommended.

Tenure Freehold

Council Tax Band D

Floor Area Approx

**Viewing Arrangements
Strictly by appointment**

DESCRIPTION

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LOCATION

Llandaff North offers a range of shops, cafes and retailers with its very own train station and regular public transport links. Hailey Park is a high regarded public park offering great walks leading along the Taff Trail towards the secret garden in the city centre. Hawthorn Primary, Ysgol Glantaf and Whitchurch High School are within walking distance.

ENTRANCE HALL

Entered via uPVC door. Painted floorboards. Radiator. Stairs to first floor.

LOUNGE

12' 6" x 10' 7" into alcove (3.83m x 3.23m)
2 double glazed uPVC windows to front with fitted shutters. Carpeted (floorboards beneath). Radiator. Feature wrought iron fireplace.

DINING ROOM

11' 5" x 10' 9" into alcove (3.48m x 3.28m)
Double glazed uPVC window to rear. Exposed floorboards. Original tiled open fireplace. Picture rail. Radiator. Step down to :-

KITCHEN

16' 6" x 8' 11" (5.03m x 2.72m)
Double glazed uPVC window overlooking rear garden. 2 velux skylights. Tiled flooring. Modern fitted kitchen units with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Double oven. Built in fridge / freezer, washing machine and tumble dryer. Pantry cupboard and understairs storage cupboard.

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FIRST FLOOR

STAIRS & LANDING

Access to boarded loft space via pull down ladder. Doors to 2 bedrooms and bathroom.

BEDROOM ONE

14' 1" max to back of wardrobes x 10' 5" (4.30m x 3.18m)
2 double glazed uPVC windows to front. Fitted wardrobes. Radiator.

BEDROOM TWO

11' 5" x 8' 9" into alcove (3.49m x 2.67m)
Double glazed uPVC window to rear. Radiator.

BATHROOM

8' 10" x 8' 0" (2.71m x 2.45m)
Obscured double glazed uPVC window to rear. Cupboard housing gas combi boiler, installed June 2024 (with 5 years warranty) and with storage space. Bath with hot and cold taps and electric shower over, w.c, pedestal wash hand basin with hot and cold taps.

OUTSIDE

FRONT- Forecourt front. Street parking.

REAR- A good size garden, mostly laid to lawn and with paved areas. Access to garage from the garden and rear lane. Wooden gate to rear lane.

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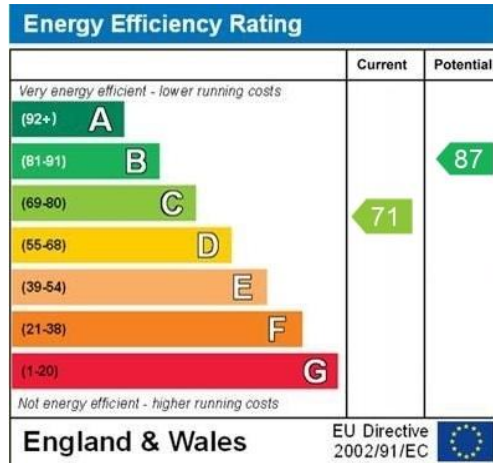
GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA - 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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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