



Maes Y Llech, Radyr Cardiff CF15 8GJ

welcome to

Maes Y Llech, Radyr Cardiff

Well-presented three-bedroom end-of-terrace home in Radyr, close to the village, train station, and Taff Trail. Includes open-plan living, conservatory, ensuite, rear garden, driveway, and garage.



Entrance Hall

Gas Radiator, Wood flooring, Alarm system, 2 Plug sockets, Access to downstairs WC and Lounge

Downstairs WC

5' 8" max x 2' 7" max (1.73m max x 0.79m max)
WC, Handwash basin, partially tiled, Gas radiator, Extractor fan, Wood flooring, Fuseboard

Lounge

17' 7" max x 15' 1" max (5.36m max x 4.60m max)
Double glazed window to front of property, Stairs to access upstairs rooms, Access to kitchen, Wood flooring, 2 x Radiators, 6 x Double plugs,

Kitchen

8' 9" max x 14' 9" max (2.67m max x 4.50m max)
Integrated Oven, Induction hob with Stainless steel splash back, Wall and base units, Combi boiler, Sink and drying unit, Double glazed window to rear. Understairs storage, 3 x Double plug sockets, 5 x Single plug sockets, Access to conservatory.

Conservatory

13' 9" max x 7' 8" max (4.19m max x 2.34m max)
Tiled flooring, Exposed brickwork, Gas radiator, 3 x Double plug sockets, Access to Garden. Conservatory built in 2022.

Garden

North East facing Garden

Landing

12' 6" max x 6' 1" max (3.81m max x 1.85m max)
Access to all upstairs rooms and loft, Carpeted, Airing cupboard, 1 x Double plug socket.

Bedroom One

8' 3" max x 12' max (2.51m max x 3.66m max)
Double glazed window to front of property, 2 Singles and one double built in wardrobes, Carpeted, Gas radiator, 3 x Double plug sockets, Access to En Suite

En Suite

8' 3" max x 4' 3" max (2.51m max x 1.30m max)
WC, Handwash basin, Extractor fan, Shower, Partially tiled walls, Tiled floor, Radiator.

Bedroom Two

8' 5" max x 10' 1" max (2.57m max x 3.07m max)
Double glazed window to rear, Built in triple wardrobe, Radiator, 2 x Double plug sockets, Carpeted.

Bedroom Three

8' 5" max x 6' 1" max (2.57m max x 1.85m max)
Double glazed window to front, 2 x Double plug sockets, Radiator, Carpeted, Single built in wardrobe.

Bathroom

6' 1" max x 5' 4" max (1.85m max x 1.63m max)
Tiled floor and walls, WC, Extractor fan, Double glazed window to rear, Bath tub with shower, Handwash basin, Radiator.

Loft Space

Insulated, Not boarded, Ladder access with light

Garage

Single Garage with up and over door to front



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Maes Y Llech, Radyr Cardiff

- End of Terrace 3 bedroom house
- Garage & Driveway Parking
- Stunning Views
- Short walk to Radyr Train Station
- Conservatory built in 2022

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107834 - 0003

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