



**Graig Lwyd, Radyr Cardiff CF15 8BG**



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## **Graig Lwyd, Radyr Cardiff**

This versatile property is set over three floors with brilliant potential for conversion on the ground floor into the integral garage with additional room already there which could be used as a kids play room, home office or a gym. Close to Radyr High, Radyr Primary & Bryn Deri Primary.



### Entrance Hall

Stairs rising to first floor, access to the garage, radiator

### Utility

8' 8" x 10' 4" ( 2.64m x 3.15m )  
Step up, space for white goods, radiator

### Hobbies Room

8' 8" x 10' 1" ( 2.64m x 3.07m )  
Open to the utility room, radiator

### First Landing

Two double glazed windows to the side, stairs to second floor

### Reception Room

16' 7" x 14' 8" ( 5.05m x 4.47m )  
Electric fireplace, large double glazed window to the front with excellent views, access to dining room, radiator

### Dining Room

9' 8" x 10' 5" ( 2.95m x 3.17m )  
Double doors to the garden, access to kitchen, radiator

### Kitchen

9' 8" x 10' 5" ( 2.95m x 3.17m )  
Range of wall and base units, work surfaces, gas hobs, cooker with extractor fan, large sink, space for white goods, double glazed windows to rear

### Cloakroom

Low level w/c, wash basin, obscure double glazed window to front

### Second Landing

Double glazed window to the side, storage cupboard, second cupboard with boiler in

### Bedroom One

14' 1" x 12' 10" ( 4.29m x 3.91m )  
Large double glazed window to the front with excellent views, built in wardrobes. radiator

### Bedroom Two

12' 5" x 10' 6" ( 3.78m x 3.20m )  
Large double glazed window to rear, built in wardrobe, radiator

### Bedroom Three

8' 4" x 10' 6" ( 2.54m x 3.20m )  
Large double glazed window to rear, radiator

### Bathroom

In need of updating - Three piece suite including: Bath with shower over, low level w/c, wash basin, radiator, obscure double glazed window to front

### Garage

16' 8" x 14' 8" ( 5.08m x 4.47m )  
Electric shutter door, power, consumer unit

### Front Garden

Paved driveway for two vehicles, area to lawn, step up to the entrance, side access

### Rear Garden

Patio section, area laid to lawn, planted borders, steps to second level, green house and raised beds



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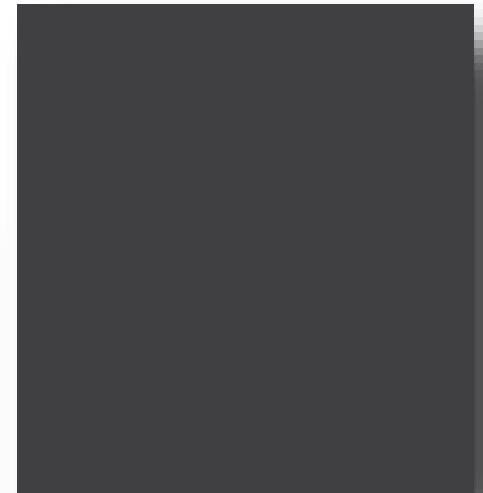
welcome to

## Graig Lwyd, Radyr Cardiff

- Generous three storey property in a cul de sac location
- Versatile accommodation set in a very sought after part of Radyr
- Three bright double bedrooms
- Two spacious reception rooms, fitted kitchen
- Integral garage & additional room on the ground floor (ideal for home office.)

Tenure: Freehold EPC Rating: C

**£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTC109137 - 0025

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