

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk


MR HOMES
SALES & LETTINGS



Digby Close,
Radyr Way, Llandaff
Cardiff CF5 2PS

Guide Price £215,000 to £225,000
Freehold

Digby Close

Radyr Way, Llandaff, Cardiff, CF5 2PS

Overview

- 2-BED SEMI-DETACHED STARTER HOME
- QUIET CUL-DE-SAC LOCATION
- OFF-ROAD PARKING TO REAR
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- 2x DOUBLE BEDROOMS
- FITTED WARDROBES & CUPBOARDS
- SHOWER ROOM with DISABLED ACCESS
- ENCLOSED REAR GARDEN
- FREEHOLD



A MODEST 2-BED SEMI-DETACHED STARTER HOME - IDEAL FOR 1st TIME BUYERS or IF YOU ARE LOOKING TO DOWNSIZE - LOCATED IN A QUIET CUL-DE-SAC OF RADYR WAY, LLANDAFF - OFF-ROAD PARKING TO REAR - FRONT & REAR GARDENS - SPACIOUS LOUNGE/DINER - 2x DOUBLE BEDROOMS - SHOWER ROOM with DISABLED USE - uPVC D/G WINDOWS & GAS C/H Powered by an IDEAL EXCLUSIVE 30kw COMBI-BOILER – **EPC RATING = C.** THIS PROPERTY IS FREEHOLD.



MR HOMES are delighted to Offer to the Market **FOR SALE** this 2-Bedroom Semi-Detached Property, comprising in brief; Entrance Hallway with Archway to the Kitchen, Spacious Lounge/Diner, Spiral Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2 with Fitted Cupboards and Hatch to the Insulated Loft. The Front Garden is Laid to Lawn, there is a Lockable Side Gate giving access into the Enclosed Rear Garden and Off-Road Parking to the Rear. The Property further benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Exclusive 30kw Combi-Boiler.

EPC Rating = C.

Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 7' 1" x 5' 1" (2.16m x 1.55m)
Enter via uPVC Door, Wood Block 'Parquet' Flooring, Double Panel Radiator, Fitted Base Unit, Doors to; Storage Cupboard, Lounge and Opens to Kitchen.

Kitchen - 7' 1" x 7' 0" (2.16m x 2.13m)
Laminate Flooring, Matching Wall & Base Units, Work Surfaces Over and Tiled Splashbacks, Sink & Drainer with Mixer Tap, uPVC D/g Window to Front, 4x Ring Gas Hob with Extractor Hood Over, Electric Oven, Space for Tall Fridge-Freezer, Plumbed for Washing Machine.

Lounge/Diner - 15' 9" x 12' 2" (4.80m x 3.71m)
Laminate Flooring, uPVC Obscured D/g Window to Side, Double Panel Radiator, Gas Fireplace, uPVC D/g French Patio Doors to Rear Garden & uPVC D/g Window to Rear, Spiral Staircase to 1st Floor Landing.

1st Floor Landing - 7' 4" x 2' 8" (2.23m x 0.81m)
Laminate Flooring, Doors to; Bedrooms 1, 2 & Bathroom.

Bedroom 1 - 12' 0" x 8' 3" (3.65m x 2.51m)
Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator.

Bedroom 2 - 10' 3" to front of fitted cupboards x 7' 5" (3.12m x 2.26m)
Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, 2x Fitted Cupboards, 1 housing an Ideal Exclusive 30kw Combi-Boiler. Hatch to Insulated Loft.

Shower Room - 7' 2" x 4' 8" (2.18m x 1.42m)
Walk-In-Shower Facility with Disabled Access, Pedestal Wash Hand Basin with Mixer Tap, Close-Coupled W.c, Single Panel Radiator, Wall Mounted Nuair Electric Extractor Fan, uPVC Obscured D/g Window to Side, Fully Tiled Walls.

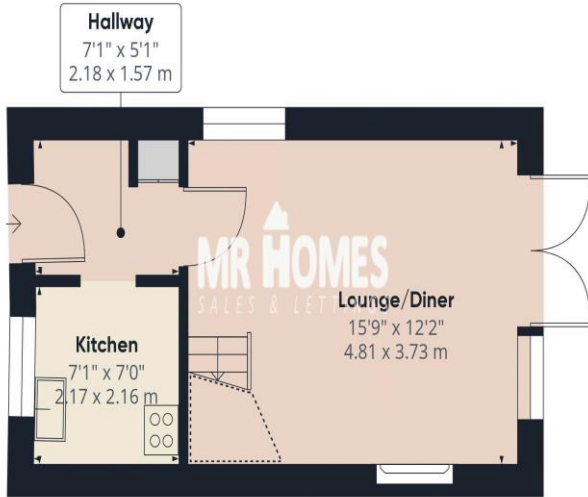
Front Garden
Laid to Lawn with Lockable Side Gate Access into the Enclosed Rear Garden

Rear Garden - Enclosed & Low-Maintenance
Laid Stone Chippings with Patio Pathway - Enclosed by Feather Edge Fencing - Wood Panel Storage Shed. Gate to Rear & Off-Road Parking

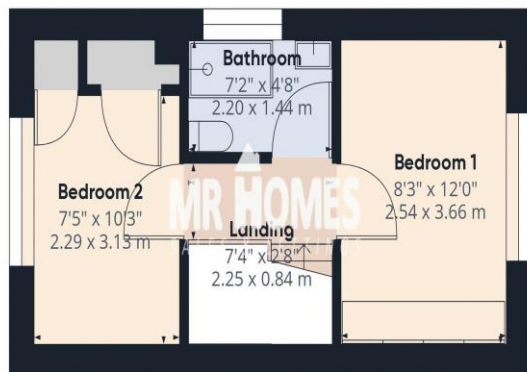
Off-Road Parking to Rear Accessed via Duxford Close.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1



Approximate total area⁽¹⁾

543.32 ft²
50.48 m²

Reduced headroom

15.17 ft²
1.41 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF WEST

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