



Hern & Crabtree  
for sale / ar werth  
T. 02920 555 198  
hern-crabtree.co.uk

Tangmere Drive

| Radyr Way | Cardiff | CF5 2PP

*Hern and Crabtree*



# TANGMERE DRIVE

Offers In Excess Of £285,000



No Chain, Perfectly positioned at the end of this quiet no through road in Radyr Way is this three bedroom detached family home. In need of modernisation but offering excellent potential, this would be perfect for a first time buyer or a young family.

The current accommodation briefly comprises: Entrance, Living Room opening up into the Dining Room, Kitchen and Utility with W.C to the ground floor. To the first floor are Three Good Size Bedrooms and a Bathroom. The property further benefits from a good size rear garden as well as off street parking and a garage to the front.

Tangmere Drive is perfectly placed with easy access to local shops and amenities as well as fantastic primary and secondary school catchments within walking distance. There are also good public transport links for commuters to and from Cardiff City Centre. Internal viewings are a must!

## Entrance

Entered via a double glazed front door.

## Living Room

12'7 x 17'2

Double glazed window to the front, radiator, gas fireplace, door to kitchen, archway to dinign room.

## Dining Room

10'9 x 8'9

Sliding patio door to the garden, radiator, archway to the living room.

## Kitchen

8'2 x 8'3

Double glazed window to the rear, wall and base units with worktop over, stainless steel sink and drainer, space for cooker, door to utility.

## Utility

4'6 x 7'6

Window to the side, door to the garden, plumbing for a washing machine, stainless steel sink.

## Cloakroom

Wood window to the side, w.c and wash hand basin.

## First Floor Landing

Stairs rise up from hall., access to loft space, double glazed window to the side, airing cupboard with Baxi gas combination boiler.

## Bedroom One

11'9 x 9'4

Double glazed window to the front, radiator.

## Bedroom Two

10'1 x 9'3

Double glazed window to the rear, radiator, fitted wardrobes.

## Bedroom Three

7'8 x 8'8

Double glazed window to the front, radiator, fitted furniture.

## Bathroom

7'6 x 5'7

Double obscure glazed

window to the rear, bath with shower over, w.c and wash hand basin, radiator.

## Rear Garden

Tiered garden with patio, lawn, mature shrubs and trees.

## Garage

A detached single garage

## Front

Driveway, mature hedges and lawn.

## Tenure and Additional Information

We have been advised by the seller that the property is freehold.

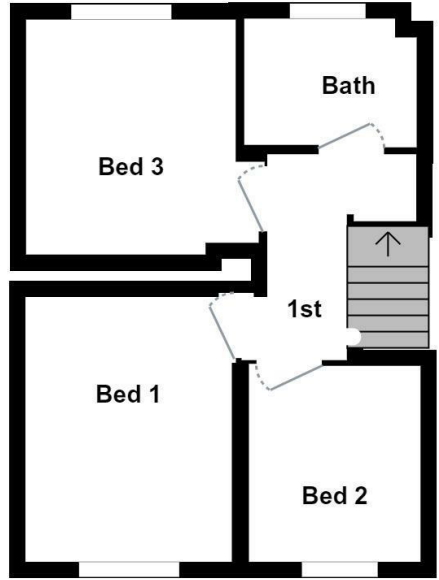
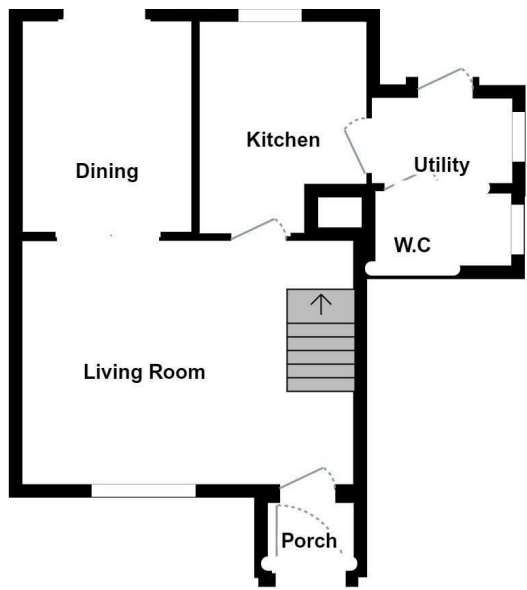




Call Hern & Crabtree to arrange a viewing on 02920 555 198

<https://www.hern-crabtree.co.uk>





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>71</b>	
England & Wales	
EU Directive 2002/91/EC	



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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.