



Bryn Derwen

| Radyr | Cardiff | CF15 8SW

Hern and Crabtree

BRYN DERWEN

£200,000



No Chain. Perfect first time buy or investment. An opportunity to acquire this two bedroom semi-detached house in the popular location of Radyr. Ready for the next occupier to move straight in and put their own stamp on, the property briefly comprises entrance porch, lounge, kitchen/diner, two double bedrooms and a bathroom. The property benefits from front and rear gardens and parking to the rear. Bryn Derwen is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentist surgeries, Italian restaurant, a selection of cafes, The Radyr Tap bar, two highly regarded primary schools and comprehensive school. There is also a train station and regular bus service to and from the city centre. Nearby Morganstown village provides The Tynant Pub and Pughs Garden Village.

Entrance Hall

Entered via pvc front door.

Living Room

12'8 x 12'6

Entered via wood door, double glazed window to the front and side, radiator, stairs to the first floor, laminate floor.

Kitchen

12'4 x 9'8

Double glazed window to the rear, double glazed door to the rear, kitchen fitted with wall and base units with worktop over, space for a gas cooker, plumbing for a washing machine, stainless steel sink and drainer, radiator, vinyl floor.

First Floor

Stairs rise up from the living room, access to loft space, airing cupboard with combination boiler.

Bedroom One

12'5 x 7'5

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Two

9'2 expanding to a max of 12'7 x 7'

Double glazed window to the front, radiator, recess for stairwell.

Bathroom

6'1 x 5'8

Double obscure glazed window to the side, bath, w.c and wash hand basin, radiator.

Rear Garden

Enclosed garden with timber fence, lawn and patio, timber framed storage shed.

Front

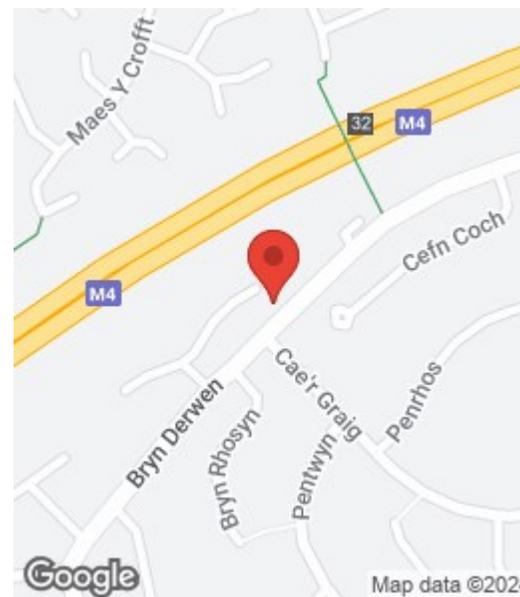
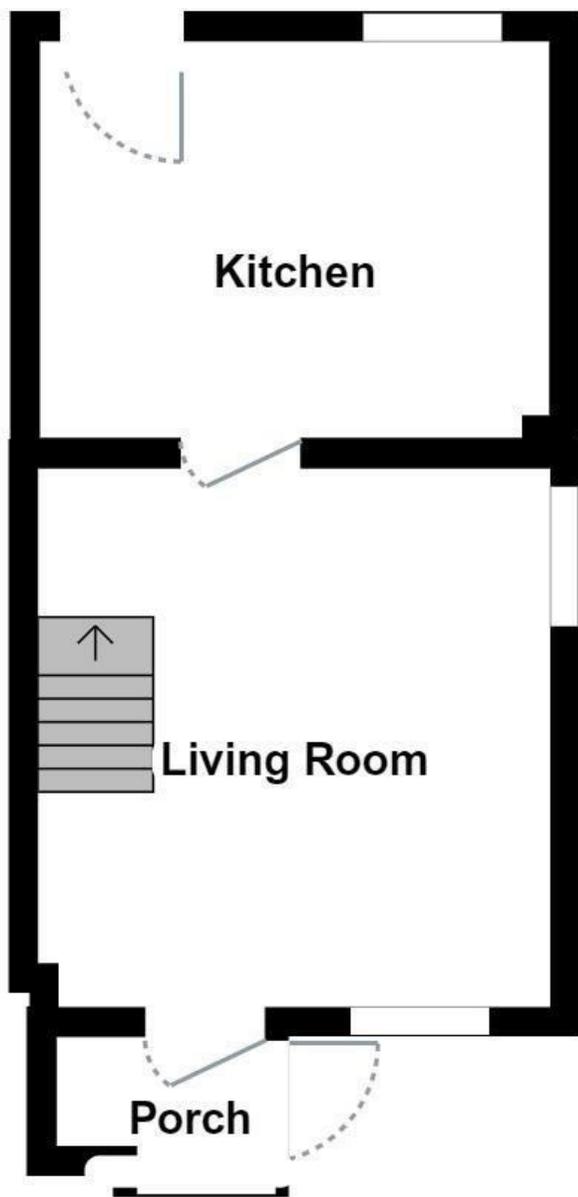
Lawn path to front door.

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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.