



Sundew Close

| Radyr Cheyne | Cardiff | CF5 2SE

Hern and Crabtree

SUNDEW CLOSE

Guide Price £245,000



A stylish yet so homely two bedroom end of terrace house that has been immaculately kept throughout by the current owner. With beautifully maintained front and rear gardens as well as a parking space and a garage, this property will make a perfect first time buy or investment.

Perfectly positioned on the corner of this quiet cul de sac in Radyr Cheyne, the accommodation is set over two floors and briefly comprises: Entrance Hall. Open Plan Lounge/Diner and a modern Fitted Kitchen with a Breakfast Bar to the ground floor. To the first floor are Two Bedrooms and a contemporary Shower Room.

Radyr Cheyne is a popular residential suburb within the Fairwater and Danescourt area that is well served by it's amenities. These include a local shopping precinct, doctors & dentist surgeries, a child's play area, a public house, a train station & convenient bus routes. There is also easy access to the taff trail. Internal viewings are highly recommended for this fantastic home to be fully appreciated!

Entrance Hall

Entered via a double-glazed door to the side, tiled flooring, radiator, stairs to the first floor.

Living Room

11'10" max x 17'4" max
Double glazed window to the front, two radiators, oakwood flooring, door to the kitchen.

Kitchen

11'10" x 7'11"
Double glazed window to the rear, fitted foldout breakfast table, kitchen fitted with a range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, integrated washing machine, integrated full-length dishwasher, Worcester gas combination boiler, integrated oven and four ring gas hob with cooker hood above, integrated fridge and freezer,

radiator, spotlights, double glazed door to the garden.

FIRST FLOOR

Stairs rise from the hall with a wooden handrail.

Landing

Loft access.

Bedroom One

12'3" max x 8'9" max
Double-glazed window to the front, radiator, built-in wardrobes, stripped pinewood flooring.

Bedroom Two

10'8" max x 6'8" max
Double glazed window to the rear, radiator, built in wardrobes, stripped wooden flooring.

Shower Room

4'11" x 7'6"
Double obscure glazed window to the rear, double shower with electric shower and glass sliding door, w.c and vanity wash hand basin,

heated towel rail, spotlights, extractor fan, tiled walls and floor.

OUTSIDE

Front

Lawn with mature trees and shrubs and hedges.

Rear

Enclosed rear garden with timber fencing and brick wall, lawn, stone paved patio sitting area, mature trees, shrubs and flower borders, outside cold water tap, rear fitted storm porch, paved patio leads to a rear gate to driveway and additional gate to the front.

Garage

A single semi detached garage.

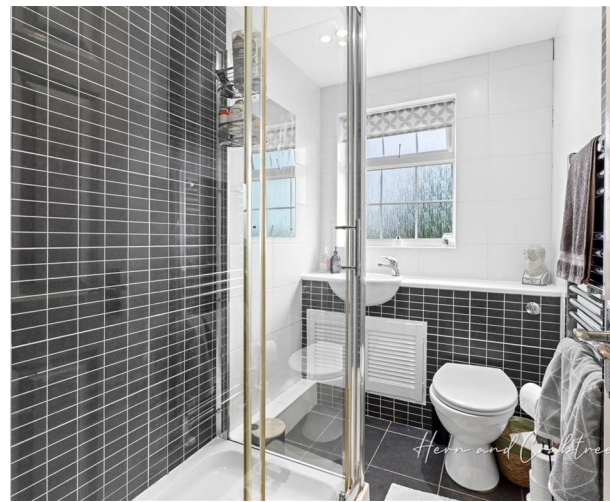
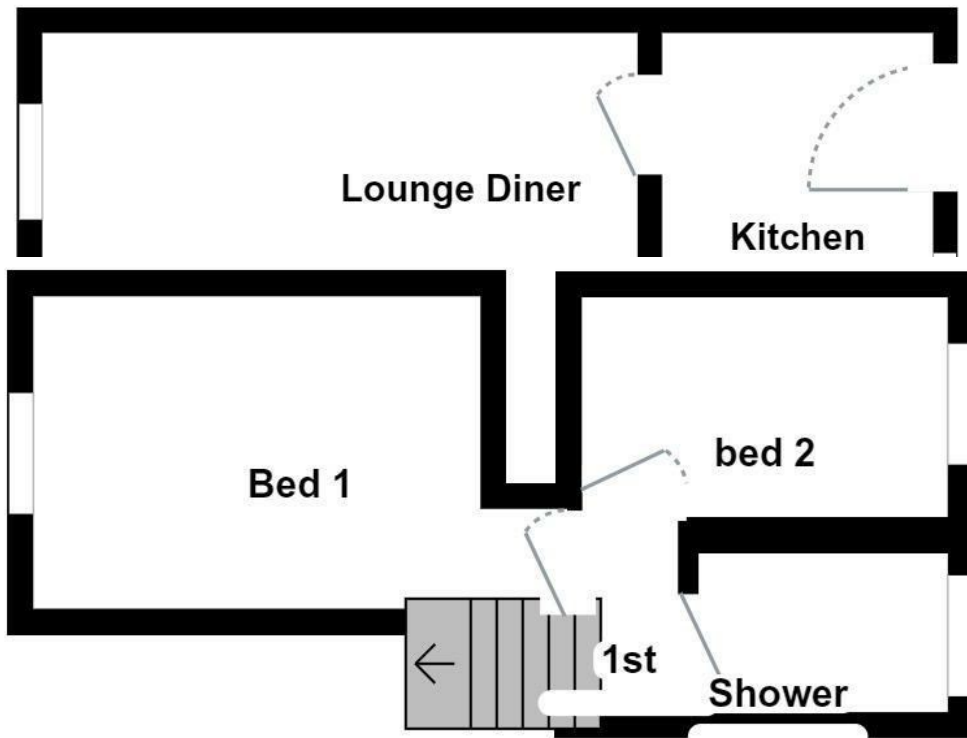
Tenure and Additional Information

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	88
(69-80) C	
(55-68) D	57
(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.