



Lon Y Pererinion

| Radyr | Cardiff | CF15 8HG



LON Y PERERINION

Guide Price £375,000



Front

Mature hedge and lawn.

Tenure

We have been advised by the seller that the property is freehold and the council tax band is tbc

A modern Shipton style, three bedroom semi detached family house located in the popular area of Radyr. Placed on this newly built development of Rhiwlas on Plasdwr the property boasts light and spacious living space, and would make a perfect home for a growing family.

Immaculately kept throughout, the accommodation briefly comprises: Entrance Hallway, Lounge, Cloakroom and an open plan Kitchen/Diner with doors out onto the Rear Garden to the ground floor. To the first floor there are three good sized bedrooms, with an En-Suite to the Master and a family Bathroom. The property further benefits from a landscaped rear garden as well as off street parking to the side.

Lon Y Pererinion is located close to bus links to the city centre and is within easy reach of Radyr railway station. There is also the benefit from a range of excellent schools in the area and is within waking distance of Radyr Comprehensive School. Radyr's amenities include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician and restaurant. Internal viewings are highly recommended!

Entrance Hall

Entered via a double glazed composite front door, radiator, luxury vinyl floor, stairs to the first floor.

radiators, luxury vinyl floor, French doors leading to the garden and double glazed window to the rear.

Bedroom Three

10'9 max x 8' max

Double glazed window to the rear, radiator.

Lounge

11'1 max x 14'2 max
Double glazed window to the front, radiator.

First Floor Landing

Stairs rise up from the entrance hall with handrail, radiator, linen cupboard with shelving, access to loft space.

Bathroom

5'6 x 8'5
Double obscure glazed window to the side, bath with a Mira shower over and glass screen, w.c and wash hand basin, radiator, extractor fan, part tiled walls, vinyl floor.

Cloakroom

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

Bedroom One

12'8 x 11'2

Double glazed window to the front, radiator, door to en suite.

Kitchen

18'6 x 11'5
fitted with a range of wall and base units with worktop over, downlighters, a four ring gas hob with cooker hood above, one and a half bowl sink and drainer with a mixer tap, integrated washer/dryer, integrated dishwasher, understairs storage, consealed Ideal gas combination boiler, two

En Suite

6'5 x 5'6

Fitted with a corner cubicle with plumbed shower, w.c and wash hand basin, radiator, part tiled walls, vinyl floor, double obscure glazed window to the front.

Rear Garden

Paved patio sitting area, steps leading up to a lawn with retaining railway sleeper borders, a further stone retaining wall, play are with wood chippings, outside cold water tap and outside light, timber framed storage shed, gate to side leading out to the front.

Bedroom Two

10'2 x 8'6

Double glazed window to the rear, radiator.

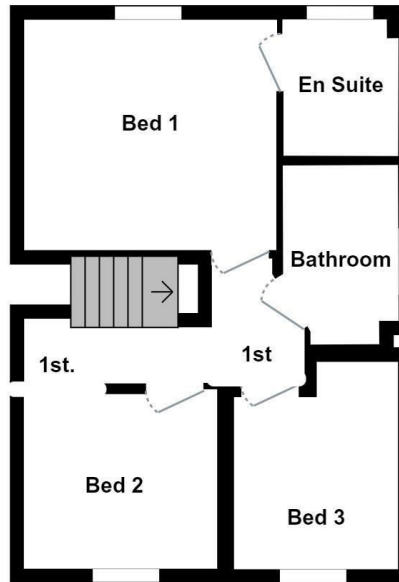
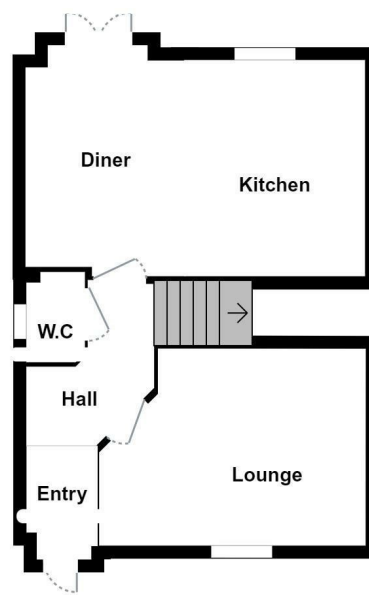
Parking

A double tandem driveway to the side, gate to the rear.



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) A | | 95 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (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.