

Dan-Y-Bryn Avenue

RADYR, CARDIFF, CF15 8DB

GUIDE PRICE £750,000

**Hern &
Crabtree**



Dan-Y-Bryn Avenue

An impressive, extended five-bedroom detached home, perfectly situated in the heart of Radyr, just a short distance from the village, train station and golf club.

Set on a fantastic-sized plot, this wonderful light and spacious family home boasts an open-plan kitchen/dining/sitting area, along with two additional reception rooms, providing ample space for family living and entertaining. As well as having a downstairs cloakroom and store room. The first floor offers five well-proportioned bedrooms, a shower room, and a family bathroom. Outside, the generous rear garden provides plenty of space for relaxations, while the good-sized front garden enhances the home's curb appeal. The property further benefits from off street parking and an integral single garage.

Dan Y Bryn Avenue 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 dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre. Internal viewings are highly recommended!

- Five Bedroom Detached House
- Open plan kitchen/dining room
- Bathroom & shower room
- Off street parking & single garage
- In the heart of Radyr
- Two additional reception room
- Generous rear garden
- EPC = D



2320.00 sq ft

Entrance

Double glazed composite door to the front with obscure etched glass into the hallway.

Hallway

Stairs to the first floor. Radiator. Wood parquet flooring. Recess for storage. Obscure double glazed window on half landing offering natural light to landing space and hallway.

Living Room

14'5" max x 19'4"

Double glazed windows to the front and additional obscure double glazed window to the front. Gas fireplace with a stone surround. Two radiators. Door leading to the kitchen/diner.

Kitchen/Diner/Sitting Room

22'11" max x 20'6" max

Extended to the rear with double glazed French doors leading out to the rear garden with matching windows either side. Additional double glazed windows from the kitchen to the rear and Two Skylight windows. The kitchen is U shaped off set to one side and is fitted with a selection of wall and base units with worktops. Integrated double oven and four ring gas hob with cooker hood over and tiled splashbacks, integrated fridge freezer and dishwasher. Sink and drainer. Breakfast bar and further storage off set to the other side of the kitchen. Two Radiators. Matching tile floor throughout. Two inter connecting doors leading to a store room.

Store Room

13'6" x 4'9"

The storeroom offers a walkway through and double glazed French doors to the rear garden and tiled floor.

Family Room

12'4" x 13'1" 305'1"

Double glazed windows to the rear. Double glazed Sky light windows. Radiator. Door to cloakroom and a door to the garage.

Cloakroom

W/c and wash hand basin. Part tiled walls and floor.

Garage

9'4" max x 16'0" max

Integral single garage with up and over door and power and light. Plumbing for a washing machine.

FIRST FLOOR

Stairs from the entrance hall with a wooden hand rail. Dog leg staircase.

Landing

Loft access hatch. Doors leading off to all rooms. Window offering natural light to the landing and hallway.

Bedroom One

12'4" x 11'3"

Double glazed windows to the front. Radiator.

Bedroom Two

9'8" max x 12'1"

Double glazed window to the rear. Radiator.

Bedroom Three

10'2" x 9'4"

Double glazed window to the rear. Radiator.

Bedroom Four

9'3" x 15'8"

Double glazed window to the rear. Radiator. Built in wardrobe.

Bedroom Five

15'11" x 7'9"

Double glazed windows to the front. Radiator.

Shower Room

4'5" x 8'2"

Double Shower with sliding glass door. W/c and wash hand basin. Extractor fan. Part tiled walls and tiled floor. Towel rail.

Family Bathroom

10'3" x 6'10"

Obscure double glazed window to the front. W/c and wash hand basin. Bath with shower plumbed over and glass screen. Heated towel rail. Built in airing cupboard. Part tiled walls and tiled floor.

OUTSIDE

Front

Storm Porch. Lawn area. Paved path with a gate to the front and brick retaining wall. Mature shrubs, trees and flower borders. Off street parking driveway to the front.

Rear Garden

Enclosed rear garden with a Brick retaining wall and path to the rear of the garden. paved patio sitting area. Two lawned areas one central lawn with a perimeter of mature shrubs, tree and flower borders. Part separated by hedge row to a further tiered lawn and patio. Access to the store room. Power points and lights. Cold water tap. Side path offers a gate access to the front and a built in storage shed.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - D

Council Tax

Disclaimer

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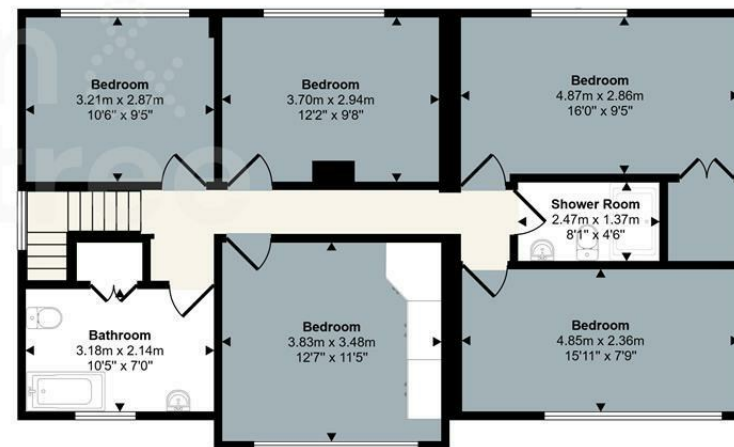
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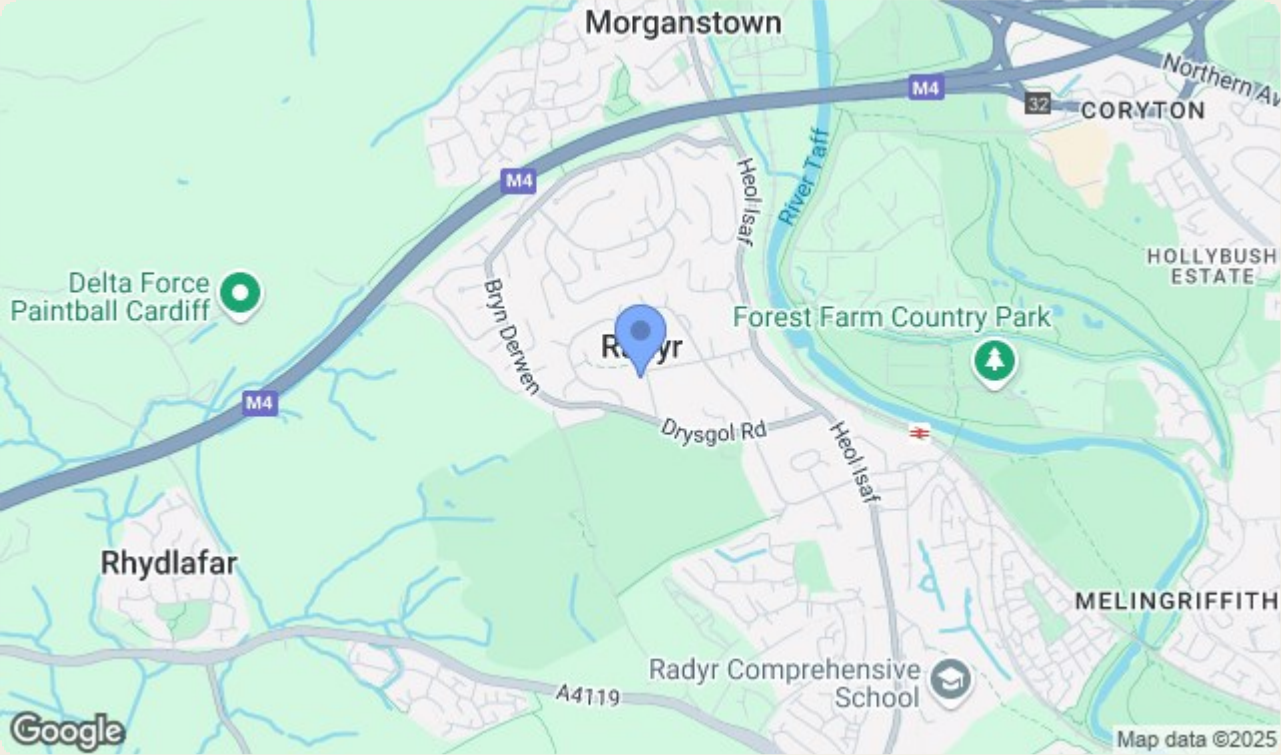



Approx Gross Internal Area
216 sq m / 2320 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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