

Dan Y Bryn Close

RADYR, CADIFF, CF15 8DJ

OFFERS IN EXCESS OF £650,000

**Hern &
Crabtree**



Dan Y Bryn Close

Rarely available is this immaculately presented detached four bedroom family home set in a quiet cul-de-sac in the sought after area of Radyr. Well balance throughout with light, spacious and versatile living space, this property would make a perfect family home.

Ready for the next occupier to move straight in, the accommodation briefly comprises: Porch, Entrance Hall, Sitting Room, Lounge/Dining room, Kitchen/Diner plus Utility and Downstairs WC. To the first floor are Four Double Bedrooms, master with en-suite plus a modern family bathroom. In addition the property has a detached garage, off street parking and a good size rear garden.

Dan Y Bryn Close is a peaceful no through road off Dan Y Bryn Avenue and 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!



1662.00 sq ft

Entrance Porch

Entered via a wood door into porch, windows to side, tiled floor.

Hall

Coved ceiling, stairs to the first floor with understairs storage, additional storage cupboard, radiator, herringbone parquet flooring.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, heated towel rail, tiled floor.

Reception Room

10'10 x 11'11

Double glazed window to the front with fitted shutters, radiator, coved ceiling, herringbone parqet flooring.

Living Room

11'10 x 23'10

Double glazed window to the front with fitted shutters, double glazed patio doors to the rear, two radiators, coved ceiling, built in wood burner, herringbone parquet flooring.

Kitchen/Diner

19'6 x 10'10

Two double glazed windows to the rear, fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, a five ring gas hob, twin electric oven and grill, integrated dishwasher, integrated fridge/freezer, coved ceiling, laminate flooring.

Utility Room

5'5 x 8'8

Double obscure glazed window to the side, combination boiler, stainless steel sink and drainer, built in storage cupboard, space and plumbing for a washing machine and tumble dryer, radiator.

First Floor Landing

Stairs rise up from hall, skylight window, access to loft space, radiator, built in cupboard.

Bedroom One

12'9 x 10'11

Double glazed window to the front with fitted shutters, radiator, built in storage.

En Suite

6' x 6'

Double obscure glazed window to the side, corner shower, w.c and wash hand basin, heated towel rail, tiled floor.

Bedroom Two

11'6 x 12'

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

Bedroom Three

11'9 x 12'5

Double glazed window to the rear with fitted shutters, radiator.

Bedroom Four

11'10 x 9'8

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

Bathroom

8'3 x 6'2

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled floor.

Rear

Patio with glass balustrade, steps down to lawn area, outside cold water tap, garden shed

Garage

Driveway to side leads to the garage which has up and over door, power.

Front

Lawn either side of path to front door, shrubs.

Tenure and additional information

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

Disclaimer

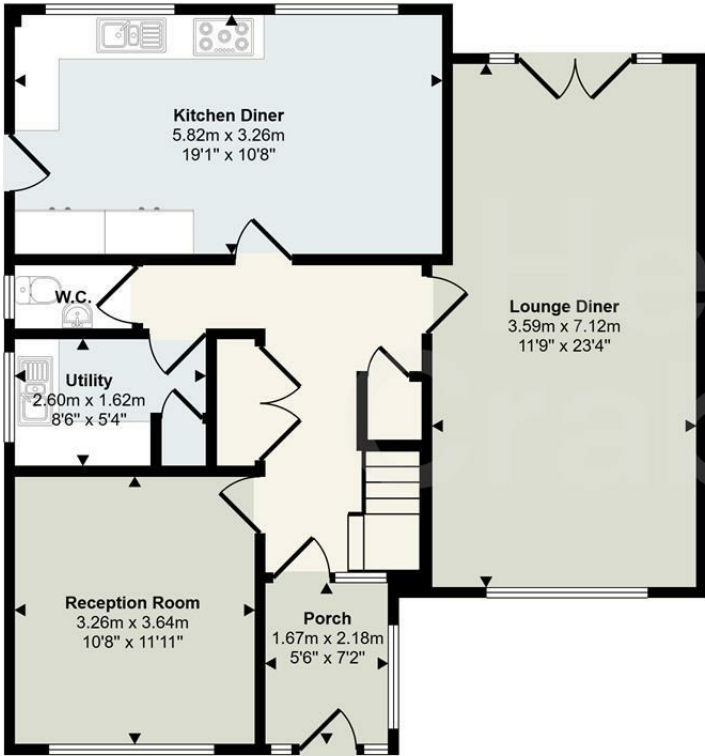
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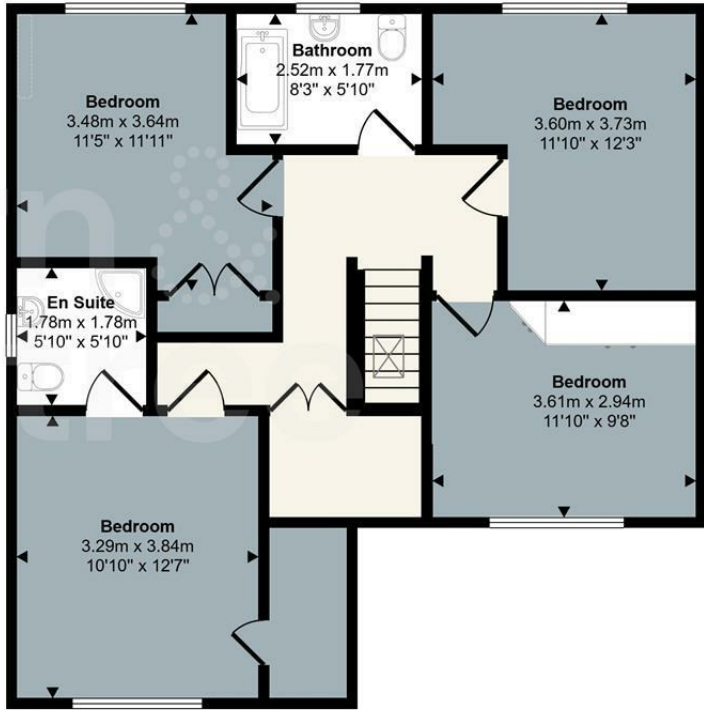


Approx Gross Internal Area
154 sq m / 1662 sq ft



Ground Floor
Approx 80 sq m / 866 sq ft

Denotes head height below 1.5m



First Floor
Approx 74 sq m / 796 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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

Good old-fashioned service with a modern way of thinking.



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