

Tangmere Drive

RADYR WAY, CARDIFF, CF5 2PQ

GUIDE PRICE £269,950

**Hern &
Crabtree**

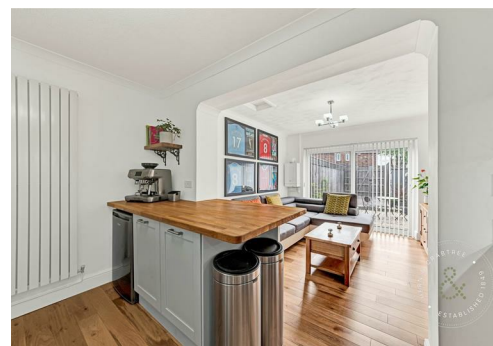


Tangmere Drive

A fantastic two double bedroom mid-terrace house, ideally positioned on Tangmere Drive in Radyr Way. Beautifully extended and refurbished to an excellent standard, this charming home is perfect for first-time buyers or those looking to downsize. Offering stylish living in a sought-after location, it's ready for you to move straight in.

The well balance accommodation briefly comprises: Entrance Porch, Lounge, Fitted Kitchen opening up into a Sitting Room to the ground floor. To the first floor are Two Double Bedrooms and a modern Bathroom Suite. The property further benefits from a good size rear garden with the potential for off street parking if required.

Tangmere Drive is conveniently located close to local amenities, schools, and transport links, it's an excellent choice for families or first-time buyers. Internal viewings are highly recommended! Be quick and book early.



665.00 sq ft

Entrance

Entered via double glazed composite door into a small porch.

Porch

Radiator. Wooden flooring.

Lounge

11'11" x 17'

Double glazed window to the front. Radiator. Stairs to the first floor. Coved ceiling. Dado rail with wood panelling below.

Kitchen

11'10" x 7'7"

The kitchen is fitted with wall and base units with wood work surfaces. Space for oven. Integrated dish washer. Further space and plumbing for a washing machine and tumble dryer. Space for a fridge/freezer. Tiled splash back. Sink and drainer. Coved ceiling. Oak flooring. Squared off archway to the dining room.

Dining room

10'5" x 9'11"

Double glazed French doors to the rear and double glazed window to the side. Coved ceiling. Radiator. Continuation of oak flooring.

FIRST FLOOR

Stairs from the lounge.

Landing

Wooden bannister. Dado rail with wood panelling below. Coved ceiling. Loft access hatch.

Bedroom One

11'10" x 8'5"

Double glazed window to the front. Radiator. Dado rail with wood panelling below. Coved ceiling.

Bedroom Two

11'11" x 7'7"

Double glazed window to the rear. Radiator. Dado rail with wood panelling below. Built in storage cupboard.

Bathroom

4'7" x 8'8"

Coved ceiling. Bath with shower plumbed over, W/c and wash hand basin. Heated towel rail. Tiled flooring. Part tiled wall.

OUTSIDE

Front

Flowers to the side and paved pathway.

Rear Garden

Enclosed rear garden with timber fencing. Gates offering parking space. Paved patio sitting area. Cold water tap. Storage shed.

Additional Information

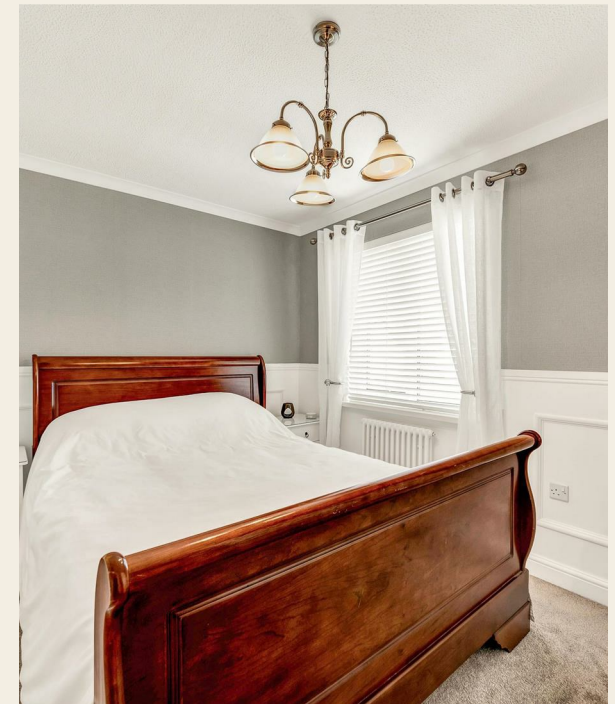
We have been advised by the vendor that the property is Freehold. Council Tax -

The seller has advised us of the following information:-

They have a new boiler, electrical consumer unit and radiators. Solid oak kitchen worktops, and real oak flooring. External taps and electrical sockets in the rear garden.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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