

12 Woodfield Avenue,

Radyr, Cardiff, CF15 8EF



Estate Agents and
Chartered Surveyors

Asking Price Of

£425,000



Semi-Detached Property



Property Description

**** EXTENDED THREE BEDROOM SEMI ** SOUGHT AFTER RADYR LOCATION **** A bright and spacious extended three bedroom semi detached family house in the choice area of Radyr, being within Radyr high catchment, close to local amenities and transport links. Entrance porch, large entrance hallway, lounge, kitchen and diner opening to the sitting/play room, cloakroom and utility room. To the first floor are three bedrooms and a family bath and shower room. Gas central heating. Double glazing. Large rear garden, lawned front garden and long driveway leading to garage. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1145 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property 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.

ENTRANCE PORCHWAY

Approached via a uPVC entrance door leading to the spacious porchway, obscure glass window to front and tiled flooring.

ENTRANCE HALLWAY

A spacious entrance hallway, tiled flooring, staircase to first floor and radiator.

LOUNGE

13' 1" x 13' 1" (4.01m x 4.01m)

With large picture window to front, laminate flooring, feature fireplace, radiator and double doors to kitchen.

KITCHEN AND DINING ROOM

20' 7" x 10' 5" (6.29m x 3.19m)

Kitchen well appointed along four sides in woodgrain effect panelled front with chrome bar handle, inset 1.5 bowl stainless steel sink with side

drainer, inset five ring gas hob with curved glass cooker hood above, integrated oven, matching range of eye level wall cupboards, integrated dishwasher, window to side, ample space for large family dining table, tiled floor to kitchen area and laminate to dining area. Radiator. Door to utility room and wide opening to sitting/play room.

SITTING/PLAY ROOM

11' 10" x 9' 6" (3.61m x 2.90m)

With french doors to the rear garden, open plan with kitchen and diner, laminate flooring, door to cloakroom. Radiator.

CLOAKROOM

White suite comprising low level wc, corner wash basin with storage below, extractor fan. Chrome heated towel rail.

UTILITY ROOM

6' 11" x 4' 10" (2.11m x 1.49m)

With units and worktops to two sides, inset stainless steel sink with side drainer. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Window to rear. Concealed 'Worcester' gas central heating boiler. Tiled flooring. Radiator.

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area, access to roof space via retractable ladder. Window to side.

BEDROOM ONE

13' 2" x 11' 2" (4.02m x 3.41m)

With large window to front, range of built out wardrobes to one side. Radiator.

BEDROOM TWO

11' 4" x 10' 6" (3.46m x 3.21m)

Overlooking the rear and woodlands beyond, a second double bedroom. Radiator.

BEDROOM THREE

8' 11" x 8' 7" (2.73m x 2.62m)

Aspect to front, radiator.

FAMILY BATH AND SHOWER ROOM

8' 8" x 6' 7" (2.66m x 2.01m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large corner shower cubicle with twin head chrome shower above, bath with central taps and shower mixer tap, full wall tiling, extractor fan, obscure glass window to rear and chrome heated towel rail.

OUTSIDE

REAR GARDEN

With raised paved patio and steps down to further paved patio and large area of lawn. Enclosed by timber fencing. Timber gate to side. Storage beneath the raised patio. Outside tap. Outside lighting.

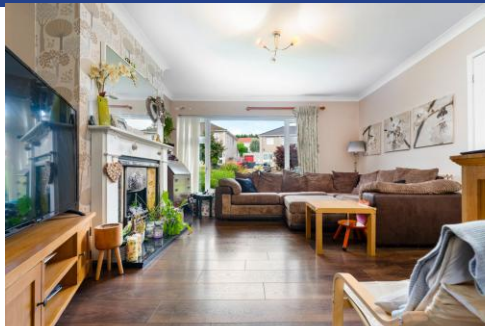
FRONT GARDEN

With large area of lawn to front with shrubs and plants to borders, long driveway to side.

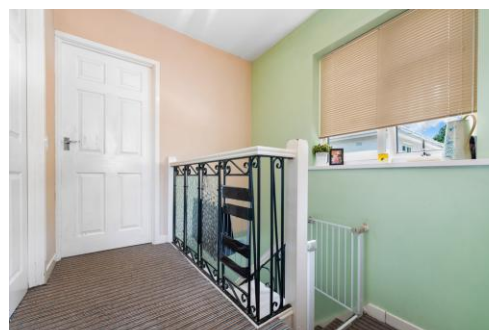
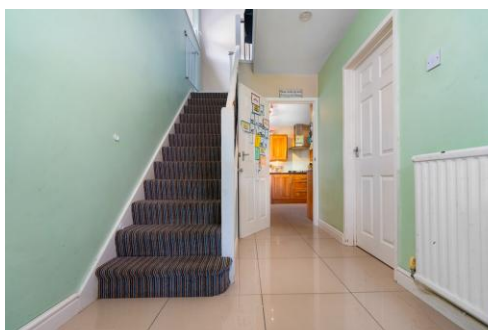
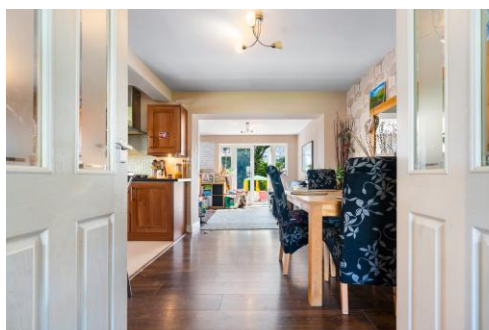
GARAGE

With up and over access door. Lighting.

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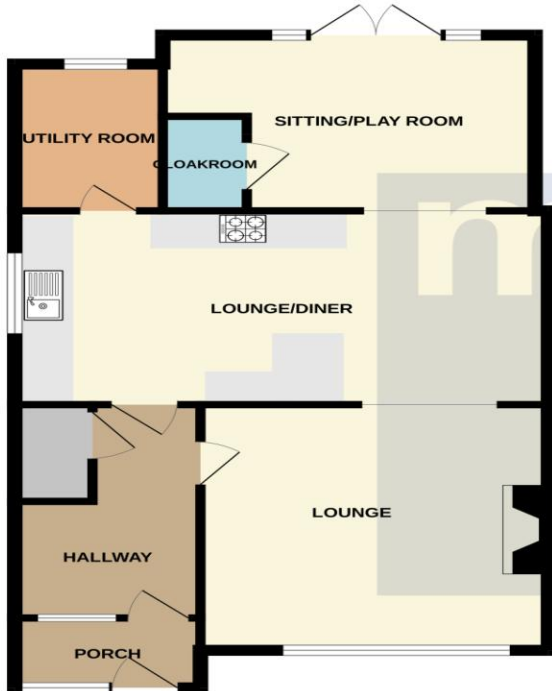


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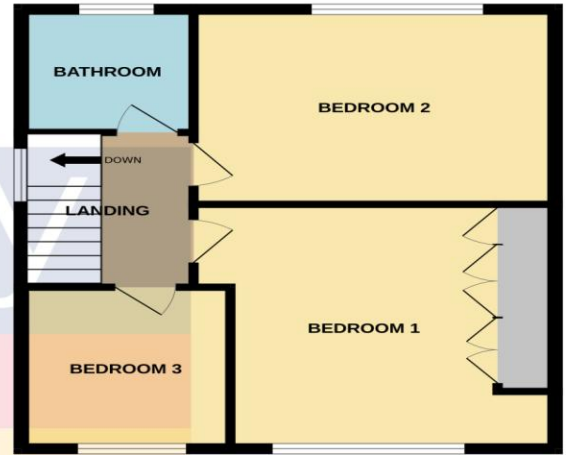


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GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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