

27 Drysgol Road,  
Radyr, Cardiff, CF15 8BT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£885,000**



Semi-Detached Property

6

3

3

2

# Property Description

**\*\* EXCEPTIONAL TRADITIONAL SIX BEDROOM FAMILY HOME \*\* LARGE REAR GARDEN AND DETACHED DOUBLE GARAGE \*\*** An exceptionally spacious, traditional six bedroom semi detached family house retaining much character and charm, within the heart of Radyr. A short walk from local amenities and Radyr village, within the catchment for Radyr High School. Entrance porchway, cloakroom, entrance hallway, double bay dining room, large lounge with wood burner and french doors to verandah, spacious kitchen and dining room, utility room. To the first floor are four bedrooms, principal with ensuite shower room and there is a separate family shower room. To the second floor are two further exceptionally spacious double bedrooms and a family bathroom. Gas central heating. Delightful rear garden with a large paved patio and lawn, to the front is a further lawn and a long driveway leading to the double garage. EPC rating: D

**Tenure Freehold**

**Council Tax Band I**

**Floor Area Approx 2761 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## ENTRANCE PORCHWAY

Approached via a wood panelled entrance door with obscure stain glass window to upper part, woodblock flooring and door to cloakroom.

## CLOAKROOM

Comprising low level wc, wash hand basin, tiled flooring, window to front and radiator.

## ENTRANCE HALLWAY

Approached via a wood panelled entrance door with stain glass window to upper part leading to the entrance hallway, low level under stairs storage cupboard, wood block flooring and radiator.

## DINING ROOM

19' 3" x 18' 7" (max)(5.88m x 5.68m)

An excellent sized reception with bays to front and side, feature fireplace, door to front verandah, wood block flooring and two radiators.

## LOUNGE

15' 11" x 15' 8" (4.87m x 4.80m)

A delightful principal reception with double opening french doors leading to the front verandah, inset cast iron wood burner with slate hearth, folding doors opening to the kitchen & dining room, woodblock flooring and radiator.

## KITCHEN AND DINING ROOM

25' 11" x 14' 5" (7.92m x 4.40m)

An excellent sized kitchen and dining room with kitchen fitted along three sides in woodgrain finish fronts beneath laminate worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, plumbing for dishwasher, space for range style cooker, matching range of eye level wall cupboards, ample space for large family dining table, tiled flooring, vaulted ceiling to kitchen area with velux windows, additional windows to rear with french doors to rear garden. Radiator. Door to utility room.

## UTILITY ROOM

9' 10" x 12' 1" (3.02m x 3.69m)

With units and worktops to two sides, inset stainless steel sink with side drainer, plumbing for washing machine, space for fridge freezer, door and window to rear, tiled flooring, door to pantry storage, window to side and wall mounted 'Worcester' gas central heating boiler.

## FIRST FLOOR

### LANDING

Approached via a full turning staircase with newel post and spindle banister leading to the spacious first floor landing, additional staircase to second floor, window to side and radiator. Airing cupboard housing the hot water cylinder with shelving.

# 27 Drysgol Road, Radyr, Cardiff, CF15 8BT

## BEDROOM ONE

19' 10" x 16' 2" (into bay) (6.05m x 4.94m)  
Bay fronted window overlooking Dysgol road and the front garden, a range of built out wardrobes, radiator and door to ensuite.

## ENSUITE SHOWER ROOM

White suite comprising vanity wash basin with storage below, double width shower cubicle, built in storage cupboard, obscure glass window to front and radiator.

## BEDROOM TWO

15' 11" x 12' 11" (4.86m x 3.94m)  
An excellent sized second double bedroom with double opening french doors leading to the front balcony, built out wardrobe, feature fireplace and radiator.

## BEDROOM THREE

12' 5" x 10' 2" (3.80m x 3.11m)  
Aspect to rear, a third double bedroom, built in wardrobe and radiator.

## BEDROOM FOUR

11' 11" x 9' 10" (into bay) (3.64m x 3.00m)  
With rear bay window overlooking the garden, fitted wardrobes and radiator.

## FAMILY SHOWER ROOM

Comprising low level wc, wash hand basin, corner shower cubicle with 'Mira' shower, wall tiling to splash back areas, obscure glass windows to rear and heated towel rail.

## SECOND FLOOR

### LANDING

Approached via a full turning staircase leading to the second floor landing, window to side enjoying open views, galleried landing looking down to entrance hallway.

## BEDROOM FIVE

15' 1" x 13' 0" (4.61m x 3.97m)  
Aspect to front, a further double bedroom. Radiator.

## BEDROOM SIX/SITTING ROOM

25' 11" x 16' 2" (7.91m x 4.94m)  
An exceptional spacious bedroom with windows to front and rear. Currently utilised as a further sitting room. Eaves storage, feature fireplace and radiator.

## FAMILY BATHROOM

9' 8" x 9' 6" (2.96m x 2.91m)  
Modern white suite comprising low level wc, wash hand basin, bath with shower mixer tap, large picture window to rear, large eaves storage cupboard and radiator.

## OUTSIDE

### REAR GARDEN

Large paved patio area with central plant and shrub beds leading to the large area of lawn. Further well tended borders. Outside lighting and gate leading to driveway.

### FRONT GARDEN

Large lawned front garden with neat beds of flowers, plants and shrubs, brick entrance pillars and double opening gates leading to the long driveway.

### DOUBLE GARAGE

With up and over access door, power and tap. Door to garden.

27 Drysgol Road,  
Radyr, Cardiff, CF15 8BT



27 Drysgol Road,  
Radyr, Cardiff, CF15 8BT



# 27 Drysgol Road, Radyr, Cardiff, CF15 8BT

GROUND FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



2ND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 2761 sq.ft. (256.5 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.  
Made with Metropix ©2023

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.