

# 33 Bryn Derwen, Radyr, Cardiff, CF15 8SW



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£220,000**



Semi-Detached Property



# Property Description

**\*\* TWO BEDROOM SEMI-DETACHED \*\* NO CHAIN**  
**\*\* Two bedroom semi detached property located close to local amenities and transport links. Entrance, hallway, lounge, kitchen/diner with access to the rear garden. To the first floor are two bedrooms and a family bathroom. Gas central heating, uPVC double glazing. Rear garden comprising paved patio and lawn. Parking space. EPC Rating: D**

Tenure Freehold

Council Tax Band C

Floor Area Approx 688 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 dentist surgeries, Italian restaurant, a selection of cafes, The Radyr Tap bar, two highly regarded primary schools and comprehensive school. There is also a train station and regular bus service to and from the city centre. Nearby Morganstown village provides The Tynant Pub and Pughs Garden Village.

## ENTRANCE

Entered via paved pathway with lawn and mature hedge.

## HALLWAY

2' 11" x 2' 11" (0.90m x 0.90m)  
Entered via uPVC double glazed front door into hallway. uPVC double glazed obscure window to side. Storage cupboard housing gas and electric meters. Door to:

## LOUNGE

12' 7" x 12' 4" (3.86m x 3.76m)  
uPVC double glazed windows to front and side. Stairs to first floor. Radiator. Door to kitchen/diner.

## KITCHEN/DINER

12' 4" x 10' 1" (3.76m x 3.08m)  
A modern kitchen fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Electric oven and hob with extractor hood over. Space for fridge/freezer and washing machine. Wall mounted gas central heating boiler. Tiled splash backs. uPVC double glazed window and external door to rear. Radiator.

## FIRST FLOOR

### LANDING

Doors to two bedrooms and bathroom. Storage cupboard. Loft access.

### BEDROOM ONE

12' 4" x 7' 5" (3.77m x 2.27m)  
uPVC double glazed window to rear. Fitted wardrobe. Radiator.

### BEDROOM TWO

12' 4" x 6' 11" (3.77m x 2.12m)  
Two uPVC double glazed windows to front. Radiator.

### BATHROOM

6' 2" x 5' 5" (1.90m x 1.67m)  
A modern suite to include low level WC, vanity enclosed wash hand basin and panelled bath with mixer shower over

and glass screen. Ladder radiator. Fully tiled walls and floor.

## OUTSIDE

### REAR GARDEN

Laid to lawn with paved patio. Boundary fence. Gated side access.

## PARKING

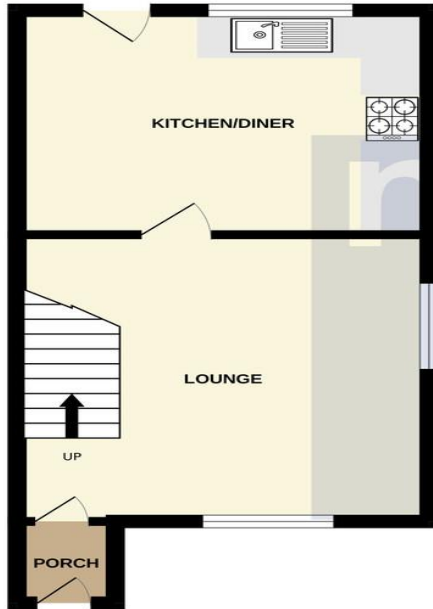
Parking space to side.

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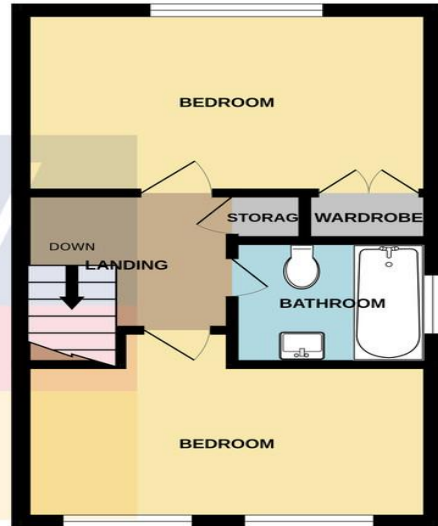


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GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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             |         | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Glamorgan, CF15 8AA



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