



2 RADYR FARM ROAD
RADYR
CARDIFF CF15 8EH

OFFERS IN EXCESS OF
£575,000



SEMI-DETACHED PROPERTY



4



1



2



2

**** FOUR BEDROOM SEMI DETACHED COTTAGE ** LARGE LAWNED REAR GARDEN ** SOUGHT AFTER LOCATION **** A delightful four bedroom semi detached family cottage of good proportions retaining much charm and character. Located on favoured 'Radyr Farm Road' being a short walk to Radyr village and local transport links including Buses and Trains. Entrance hallway, cloakroom, spacious lounge and diner with french doors to the rear garden, sitting/playroom, country cottage style kitchen with solid wood worktops, adjoining utility/kitchen continuation. To the first floor are four good sized bedrooms and a modern family bath and shower room. Gas central heating. Well maintained lawned rear garden with paved patios and timber summer house, long driveway to side leading to the detached single garage. EPC Rating: C

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 HALLWAY

Approached via a delightful wood panelled entrance doorway with leading to the entrance hallway, slate tiled flooring.

CLOAKROOM

White suit comprising low level wc, wash hand basin. Wall tiling to half height. Obscure glass window to side. Tiled flooring. Chrome heated towel rail.

LOUNGE AND DINING ROOM

20' 8" x 14' 1" (max) (6.32m x 4.30m)
An excellent principal reception offering ample space for family seating and dining. Double opening french doors to the attractive rear garden. Window to rear. Feature fireplace. Two radiators. Door to sitting/play room and door to kitchen.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,407 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

SITTING/PLAY ROOM

14' 0" x 13' 10" (4.29m x 4.22m)
With window to front, a delightful second reception. Fireplace with inset traditional bread oven and slate hearth. Staircase to first floor. Radiator.

KITCHEN

14' 1" x 7' 1" (4.30m x 2.16m)
Delightful country style kitchen well appointed along three sides in cream panelled fronts beneath solid wood worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Integrated dishwasher. Space for Range style cooker. Space for fridge freezer. Matching range of eye level wall cupboards. Window to rear. Door to driveway. Wall tiling to splash back areas. Slate tiled flooring. Opening to the utility room/kitchen continuation.

UTILITY ROOM

7' 6" x 7' 4" (2.31m x 2.26m)
With units and solid wood worktops to one side. inset stainless steel sink with Monoblock mixer tap. Plumbing for washing machine. space for timber dryer. Built out storage cupboard with shelving. Wall mounted 'Vaillant@ combi gas central heating boiler. Tiled flooring and radiator.



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FIRST FLOOR

LANDING

Approached via an easy rising staircase with spindle banister leading to the central landing area. Access to roof space.

BEDROOM ONE

14' 0" x 11' 0" (4.29m x 3.36m)

An excellent sized principal bedroom with window to front. Ornate style feature fireplace. Deep built in double wardrobe. Radiator.

BEDROOM TWO

15' 2" x 10' 4"(max) (4.64m x 3.16m)

Overlooking the delightful rear garden. A good sized second bedroom. Radiator.

BEDROOM THREE

11' 10" x 7' 4" (3.61m x 2.25m)

Aspect to front. Feature fireplace. Radiator.

BEDROOM FOUR

13' 3" x 9' 6" (4.06m x 2.92m)

Overlooking the rear garden, a good sized fourth bedroom. Windows to rear and side. Radiator.

FAMILY BATHROOM

8' 10" x 7' 0" (max)(2.70m x 2.15m)

Modern family bathroom with white suite comprising low level wc, wash hand basin, shower cubicle with chrome twin head shower and panelled bath with side taps. Full 'Travertine' tiled walls and floors. High vaulted ceiling. Chrome heated towel rail. Window to side.

OUTSIDE

REAR GARDEN

A large rear garden comprising paved patio leading onto a well maintained and sizeable area of lawn with neat borders. Rear patio relaxation area and timber summer house. Timber gates to driveway.

FRONT GARDEN

Stone wall enclosed front garden with low level timber entrance gate. Long pressed concrete driveway to side leading to the garage. Electric car charging port. Access to rear garden.

GARAGE

Detached single garage with twin opening timber entrance doors.



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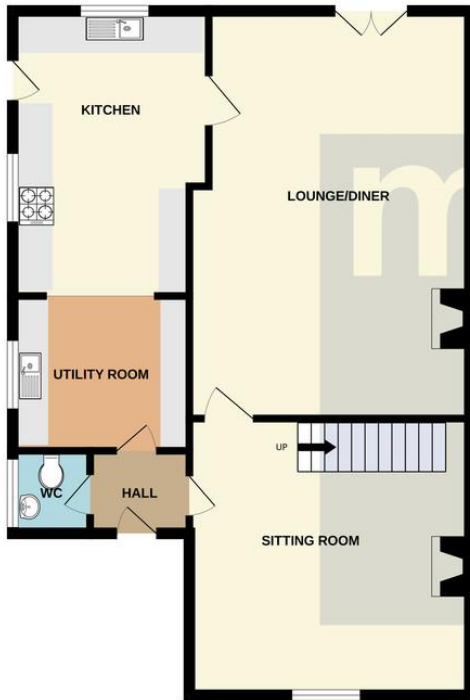


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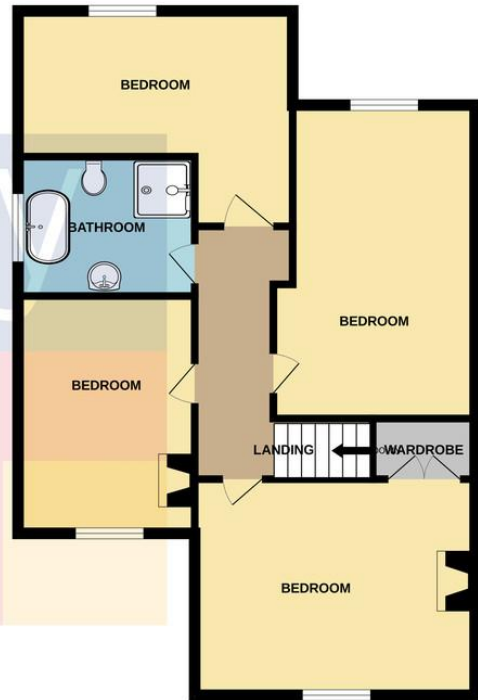


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GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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