

67 Bryn Derwen,  
Radyr, Cardiff, CF15 8SW



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£210,000**



End Terraced House



# Property Description

**\*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\* NO CHAIN \*\*** An opportunity to acquire this two bedroom house in the popular location of Radyr. The property briefly comprises entrance porch, lounge, kitchen/diner, two double bedrooms and a bathroom. The property benefits from front and rear gardens and parking to the rear. EPC: D

Tenure Freehold

Council Tax Band C

Floor Area Approx 583 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 PORCH

Entered via uPVC double glazed door. Further uPVC double glazed window to front. Coat hanging space.

## LOUNGE

12' 5" x 12' 8" (3.803m x 3.883m)  
uPVC double glazed window to front. Further high level uPVC double glazed window to side. Stairs rising to first floor. Radiator.

## KITCHEN/DINER

9' 7" x 12' 4" (2.939m x 3.774m)  
uPVC double glazed window to rear and uPVC double glazed door leading to rear garden. Range of base and eye level units incorporating stainless steel

sink unit with drainer and complementary work surfaces. Space for fridge/freezer, gas cooker and washing machine. Radiator.

## FIRST FLOOR

### LANDING

Doors to two bedrooms and bathroom. Cupboard housing Worcester combi boiler and shelving. Access to loft space.

### BEDROOM ONE

7' 5" x 12' 5" (2.272m x 3.792m)  
uPVC double glazed window to rear. Fitted wardrobe space. Radiator.

### BEDROOM TWO

6' 11" x 12' 7" (2.132m x 3.844m)  
uPVC double glazed window to front. Radiator.

### BATHROOM

5' 7" x 6' 0" (1.727m x 1.853m)  
uPVC obscure double glazed window to side. Low level wc. Pedestal wash hand basin. Panelled bath with shower over. Radiator.

## OUTSIDE

### FRONT

Laid to lawn with steps leading to front door. Side access to rear car parking.

## REAR GARDEN

Enclosed rear garden, laid to lawn with patio area and shrub and flower borders.

## PARKING

Parking situated to the rear of the property.

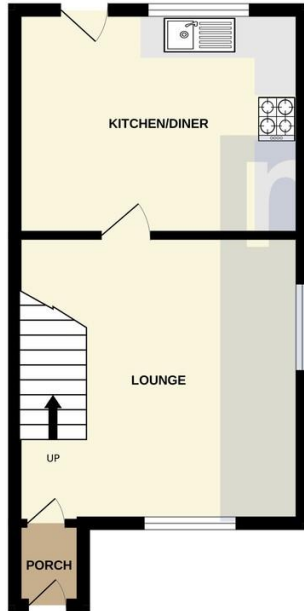


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GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.

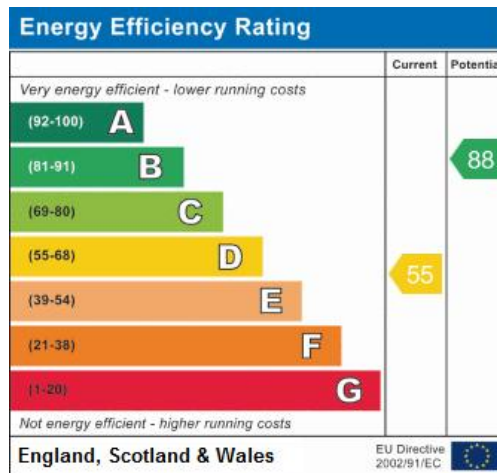


1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



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 herein, 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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**Radyr** 029 2084 2124

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