

12 Bryncoed,

Radyr, Cardiff, CF15 8RH



Estate Agents and Chartered Surveyors

Asking Price Of

**£379,950**



Detached Property

3

1

2

1

# Property Description

**\*\* THREE BEDROOM DETACHED \*\* DRIVEWAY & GARAGE \*\* NO CHAIN \*\*** A well presented three bedroom detached family house in the sought after area of Radyr being close to local amenities and transport links. Entrance porchway, hallway, cloakroom, spacious lounge, dining room and modern fitted kitchen. To the first floor are three bedrooms and a family shower room. Gas central heating, double glazing. Mature tiered garden comprising paved patio and lawn. Driveway to side leading to garage. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 977 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 Morgantown village provides The Tynant Pub and Pughs Garden Village.

## ENTRANCE PORCHWAY

Approached via a uPVC entrance door leading to the entrance porchway. Tiled flooring. Obscured glass window to front.

## ENTRANCE HALLWAY

Approached via a wood panelled door with obscured glass window to upper part leading to the spacious entrance hallway. Staircase to first floor. Under stairs storage cupboard with lighting. Radiator.

## CLOAKROOM

Spacious cloakroom comprising low level wc, wash hand basin. Obscured glass window to side. Full wall tiling. Radiator.

## LOUNGE

11' 7" x 11' 3" (3.55m x 3.43m)  
A good sized principal reception overlooking the lawned front garden. Feature fireplace with electric fire. Two radiators. Door to dining room.

## DINING ROOM

10' 5" x 9' 10" (3.20m x 3.02m)  
Overlooking the rear garden. Radiator.

## KITCHEN

10' 5" x 9' 0" (3.20m x 2.76m)  
Modern fitted kitchen well appointed along three sides in shaker style woodgrain finish fronts beneath woodgrain effect laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob concealed cooker hood above with oven below. Matching range of eye level wall cupboards. Tiled splash back. Tiled flooring. Window to rear and uPVC door to side drive. Plumbing for washing machine.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the central landing area. Stain glass window to side. Airing cupboard housing the 'Ideal Mexico 2' gas central heating boiler.

### BEDROOM ONE

13' 7" x 9' 0" (4.16m x 2.76m)  
Overlooking the front garden, a good sized principal bedroom. Built in wardrobe. Radiator.

### BEDROOM TWO

12' 0" x 9' 9" (3.67m x 2.99m)  
Overlooking the delightful rear garden, a second double bedroom. Radiator.

### BEDROOM THREE

10' 9" x 6' 8" (3.29m x 2.04m)  
Aspect to front, a good sized third bedroom. Radiator. Built in wardrobe with lighting and shelving.

### FAMILY SHOWER ROOM

White suite comprising low level wc, wash hand basin, walk in disability shower cubicle with 'Mira' shower. Large airing cupboard housing the hot water cylinder. Obscured glass window to rear. Full wall tiling. Radiator.

## OUTSIDE

### REAR GARDEN

A delightful tiered garden comprising paved patio and lawn with inset plants, shrubs and well maintained hedge grow.

### FRONT GARDEN

Lawned front garden, paved pathway to front door and long driveway to side leading to garage.

### GARAGE

16' 10" x 8' 6" (5.14m x 2.60m)  
Single garage with up and over access door. Window to side. Power and lighting.

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GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR  
478 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

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



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