

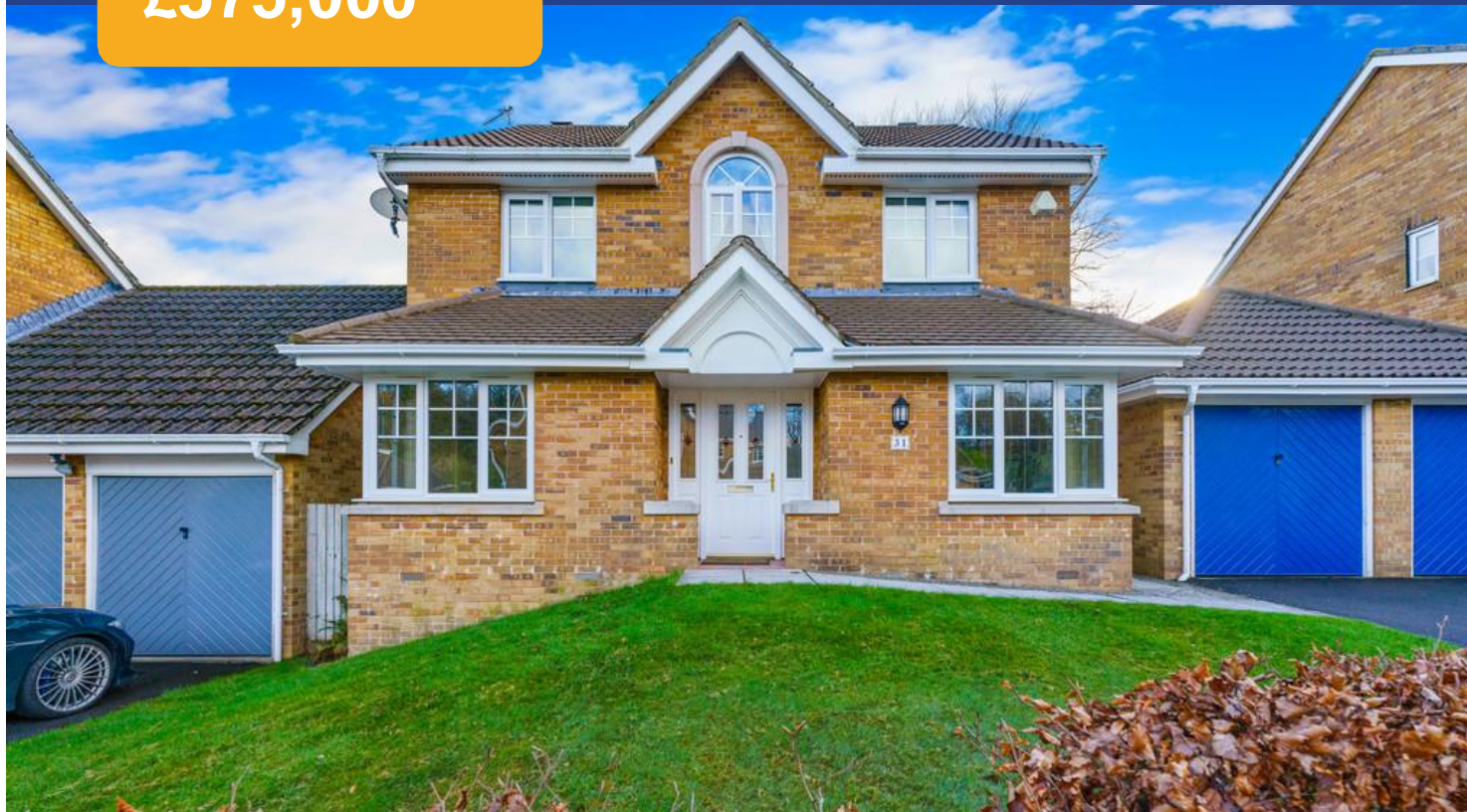
31 Drovers Way,
Radyr, Cardiff, CF15 8GG



Estate Agents and
Chartered Surveyors

Asking Price Of

£575,000



Detached Property

4

2

3

3

Property Description

**** BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED ** DETACHED DOUBLE GARAGE ** NO CHAIN **** A beautifully presented four bedroom detached family home in the sought after area of Radyr, being a short walking distance from Radyr Village and transport links. Entrance hallway, cloakroom, study, dining room, spacious lounge, modern fitted kitchen/breakfast room with integrated appliance and a departed utility room. To the first floor are four bedrooms, ensuite shower room to bedroom one and a separate family shower room. Gas central heating, double glazed windows. Delightful rear garden comprising large paved patio and lawn. To the front is an area of lawn with low level hedgerow and double width driveway leading to the detached double garage. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 1306 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 club, doctors and dentist surgeries, Italian 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 double glazed entrance door with windows to either side. Under stairs storage cupboard. Radiator.

CLOAKROOM

Spacious cloakroom with white suite comprising low level wc, wash hand basin. Tiled splash back. Radiator.

STUDY

8' 1" x 7' 2" (2.48m x 2.19m)
Overlooking the entrance approach, a versatile study or playroom. Radiator.

DINING ROOM

13' 6" x 8' 11" (4.12m x 2.72m)
Overlooking the lawned front garden. A spacious dining room. Radiator.

LOUNGE

15' 8" x 14' 2" (4.80m x 4.34m)
An excellent sized principal reception with patio doors to the delightful rear garden. Additional window to side. Two radiators.

KITCHEN AND BREAKFAST

12' 7" x 9' 8" (3.85m x 2.95m)
Well appointed along two sides in grey high gloss fronts with chrome handles, beneath round nosed laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Integrated dishwasher. Integrated fridge freezer. Matching range of eye level wall cupboards. Wall tiling to splash back areas. Tiled flooring. Ample space for breakfast table. Radiator. Window overlooking the rear garden. Door to utility room.

UTILITY ROOM

7' 5" x 5' 1" (2.28m x 1.55m)
Units and worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Tiled splash back. Wall mounted gas central heating boiler. Tiled flooring. Door to side. Radiator.

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FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the spacious first floor landing. Airing cupboard housing the hot water cylinder with shelving. Access to part boarded roof space.

BEDROOM ONE

12' 8" x 11' 9" (3.87m x 3.59m)

Overlooking the attractive rear garden, a good sized double bedroom. Radiator. Door to ensuite. Two double built out wardrobes.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin and shower cubicle with twin shower heads. Tiled flooring. Full wall tiling. Window to side. Chrome heated towel rail.

BEDROOM TWO

12' 5" x 9' 9" (3.79m x 2.99m)

Aspect to rear, a second double bedroom. Radiator.

BEDROOM THREE

9' 3" x 9' 1" (2.83m x 2.79m)

Overlooking the quiet close, a third double bedroom. Radiator.

BEDROOM FOUR

8' 11" x 8' 5" (2.73m x 2.59m)

Aspect to front, a good sized fourth bedroom. Radiator.

FAMILY SHOWER ROOM

6' 8" x 6' 5" (2.04m x 1.96m)

Modern white suite comprising low level wc, wash hand basin with storage below and shower cubicle. Wall tiling to splash back areas. Obscured glass window to side. Chrome heated towel rail. Recessed spot lights.

OUTSIDE

REAR GARDEN

An exceptional south facing rear garden enjoying a beautiful paved wide patio area leading onto a well manicured area of lawn backing onto a small wooded area. Enclosed by timber fencing. Gate to side leading to front and pedestrian access to double garage. Outside tap. Outside lighting.

FRONT GARDEN

Lawn and hedgerow to front with double width driveway leading to garage.

DOUBLE GARAGE

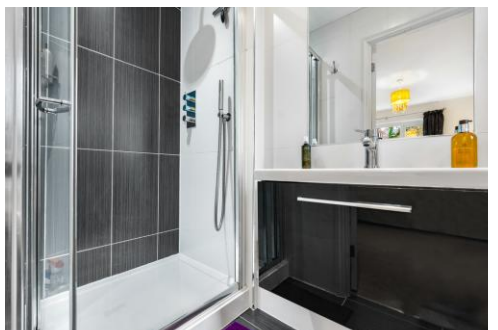
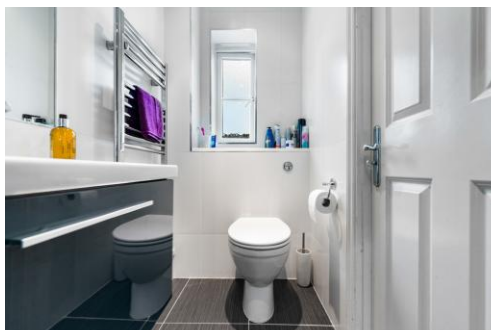
18' 0" x 17' 10" (5.49m x 5.46m)

Detached double garage with twin up and over access doors. Power and lighting.

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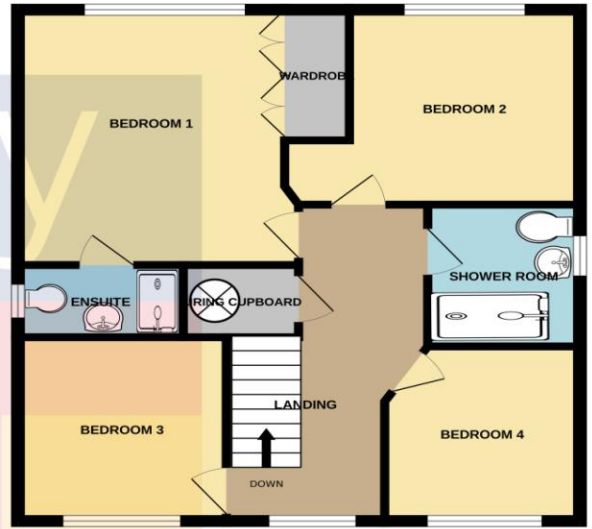
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GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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 | 75 C | |
| 55-68 | 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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