

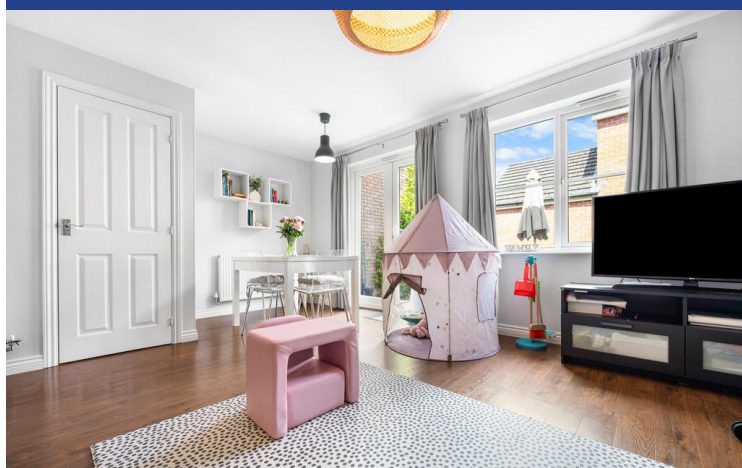
86 De Clare Drive,
Radyr, Cardiff, CF15 8FY



Estate Agents and
Chartered Surveyors

Asking Price Of

£300,000



End Terraced House

3

2

3

1

Property Description

****MODERN END OF TERRACE HOUSE**** A well presented property situated in the popular suburb of Radyr close to train station and local shops. The accommodation comprises entrance hall, cloakroom, kitchen with integrated appliances, lounge/diner with French doors to enclosed rear garden, three bedrooms and bathroom. Low maintenance garden to the rear and single garage. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 768 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, Italian restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

ENTRANCE HALL

Entered half glazed door. Wood laminate flooring. Stairs to first floor. Central heating radiator, power points and wall mounted thermostat for heating. Door into;

CLOAKROOM

Obscure double glazed window to front. White suite comprising low level WC and pedestal wash hand basin. Tiled flooring.

KITCHEN

10' 9" x 8' 5" (3.298m x 2.579m)
Double glazed window to front aspect. A modern fitted kitchen with wall and base units with contrasting work surfaces incorporating gas hob and AEG electric oven with stainless steel chimney extractor hood above. Integrated fridge freezer, washing machine and dish washer. Breakfast bar. Part tiled walls and tiled flooring. Central heating radiator and power points.

LOUNGE/DINER

16' 0" x 13' 9" (4.878m x 4.207m)
A bright lounge/dining room with double glazed window and French doors leading out to rear garden. Wood laminate flooring. Two central heating radiators, tv point and power points. Door to good size understair storage cupboard.

FIRST FLOOR LANDING

Double glazed window to side aspect. White panelled doors to all rooms and built in airing cupboard housing tank and shelving. Access to loft space with pull down ladder. Power points.

BEDROOM ONE

9' 1" x 9' 8" (2.778m x 2.967m)
Double glazed window to rear. Built in wardrobes. Central heating radiator and power points. Door into;

EN-SUITE

Fully tiled shower cubicle with mains shower, pedestal wash hand basin and low level WC. Central heating radiator. Part tiled walls and vinyl flooring.

BEDROOM TWO

10' 1" x 9' 1" (3.079m x 2.784m)
Double glazed window to front aspect. Wood laminate flooring. Central heating radiator and power points.

BEDROOM THREE

6' 7" x 6' 8" (2.029m x 2.033m)
Double glazed window to rear. Wood laminate flooring. Central heating radiator and power points.

BATHROOM

Obscure double glazed window to front. White suite comprising panelled bath with mains shower above, wash hand basin set in vanity unit and low level WC. Tiled walls and vinyl flooring. Heated towel rail and extractor fan.

OUTSIDE

An enclosed low maintenance rear garden, part shingle and part artificial grass area. Hedging to both sides.

GARAGE

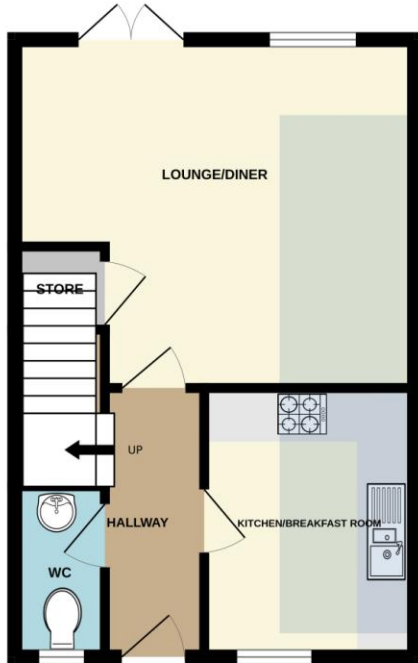
Single garage situated at the rear of the property.

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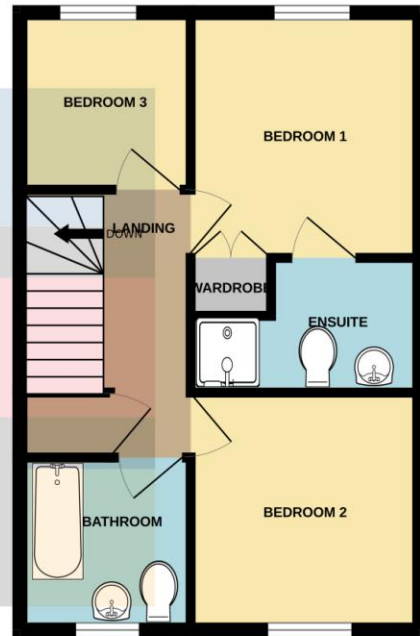


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GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

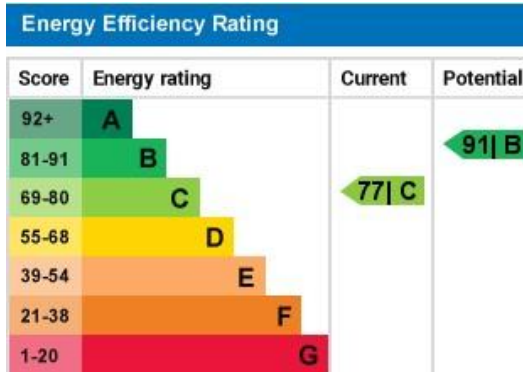


1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 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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