

9 Drysgol Road,  
Radyr, Cardiff, CF15 8BT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£475,000**



Detached Property

4

1

2

3

# Property Description

**\*\* FOUR BEDROOM DETACHED \*\* DRIVEWAY & GARAGE \*\* NO CHAIN \*\*** A well presented four 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, sitting room, utility room and kitchen/breakfast room. To the first floor are four bedrooms and a family bathroom. Gas central heating, double glazing. Mature tiered garden comprising paved patio and lawn. Driveway to side leading to garage. No chain. EPC Rating: C

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1415 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 dentists surgeries, optician, restaurant, bars, 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

Entered via long block paved driveway with parking for at least four vehicles. Carport leading to single garage. Frontage is laid to lawn with mature magnolia tree and a variety of hedge and shrub borders. Pathway to front door. Gated access to rear garden. Outside lighting.

## PORCH

4' 10" x 4' 4" (1.48m x 1.34m)

Entered via uPVC double glazed front door into porch. Windows to front and side. Quarry tiled flooring. Solid wood door into hallway.

## HALLWAY

11' 5" x 4' 3" (3.48m x 1.32m)

Glazed doors to hallway and inner hallway/dining room. Doors to WC and cloaks cupboard. Laminate wood flooring. Radiator.

## LOUNGE

19' 5" x 11' 8" (5.92m x 3.58m)

Full height uPVC double glazed window to front, and window to side. Laminate wood flooring.

Feature gas fireplace with marble hearth. Two radiators.

## INNER HALLWAY

10' 3" x 6' 0" (3.14m x 1.85m)

Stairs to first floor. Under stair cupboard with trap door leading to basement (no stair access).

Opening to dining room.

## DINING ROOM

11' 5" x 9' 6" (3.49m x 2.90m)

A superb open plan family area with door to kitchen/breakfast room and opening to sitting room. Radiator. Laminate wood flooring.

## SITTING ROOM

13' 3" x 11' 2" (4.06m x 3.41m)

uPVC double glazed window to rear and French patio doors side. Velux window to side with remote control blind. Laminate wood flooring. Radiator.

# 9 Drysgol Road, Radyr, Cardiff, CF15 8BT

## KITCHEN/BREAKFAST ROOM

11' 4" x 9' 4" (3.46m x 2.85m)

The kitchen is fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces, and feature breakfast bar. Fitted electric oven with gas hob and extractor hood over. Integrated dishwasher. Tiled splash backs. Spotlight. uPVC double glazed window to rear with pleasant outlook. Radiator. Doors to utility room.

## UTILITY ROOM

10' 7" (max) x 7' 10" (3.23m x 2.40m)

Space for washing machine, tumble dryer and fridge/freezer. Newly installed wall mounted gas central heating boiler. Part tiled walls. uPVC double glazed window and external door to rear. Radiator. Airing cupboard with radiator.

## CLOAKROOM

6' 0" x 4' 5" (1.85m x 1.36m)

Low level WC and vanity enclosed wash hand basin. Tiled splash backs and flooring. Ladder radiator. Obscure window to rear.

## LANDING

Doors to four bedrooms and bathroom. uPVC double glazed window to side. Radiator. Loft access (boarded with lighting).

## BEDROOM ONE

12' 11" x 9' 9" (3.96m x 2.98m)

Fitted wardrobes to one wall. uPVC double glazed window to front. Radiator.

## BEDROOM TWO

11' 5" x 9' 6" (3.49m x 2.90m)

uPVC double glazed window to rear with lovely outlook. Radiator.

## BEDROOM THREE

11' 5(max) x 9' 6" (3.49m x 2.90m)

uPVC double glazed window to rear. Radiator.

## BEDROOM FOUR

11' 9" x 6' 0" (3.59m x 1.84m)

uPVC double glazed window to side. Radiator.

## BATHROOM

8' 2" x 5' 11" (2.50m x 1.81m)

The suite comprises low level WC, vanity enclosed wash hand basin, panelled bath with shower attachment, and fitter corner shower cubicle. Spotlights. Fully tiled walls. Extractor fan. Towel radiator.

## OUTSIDE

### REAR GARDEN

A well maintained rear garden mainly paved patio with raised seating area, and lawn. Mature trees, hedges and shrubs. Garden shed. Outside tap and lighting.

### SINGLE GARAGE

A single up and over garage door. Light and power. Inspection pit. Window to rear.

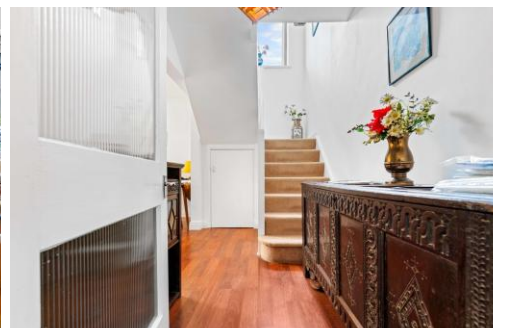


9 Drysgol Road,  
Radyr, Cardiff, CF15 8BT





9 Drysgol Road,  
Radyr, Cardiff, CF15 8BT



# 9 Drysgol Road, Radyr, Cardiff, CF15 8BT

GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.4 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.  
Made with Metropix ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	73   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



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.