

3 Wilde Court, Radyr, Cardiff, CF15 8BF



Estate Agents and
Chartered Surveyors

Asking Price Of

£550,000



Detached Property

4

2

3

2

Property Description

**** FOUR BEDROOM DETACHED FAMILY HOME IN RADYR **** An opportunity to acquire this four bedroom detached family home in the popular location of Radyr. The property briefly comprises hallway, lounge, dining room, study, kitchen/breakfast room and cloakroom. To the first floor there are four bedrooms, one with ensuite and a family bathroom. The property benefits from an enclosed south westerly facing rear garden and a single garage. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,224 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, 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. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

ENTRANCE

Paved pathway to front door. Laid to lawn with boundary hedge. Driveway to side leading to single garage, plus gated access to rear garden.

HALLWAY

17' 5"(max) x 5' 10" (5.33m x 1.79m)
Entered via front door with window over into hallway. Doors to lounge, dining room, study, kitchen/breakfast room and WC. Stairs to first floor with under stair cupboard. Oak flooring. Radiator.

LOUNGE

15' 4" x 11' 4" (4.68m x 3.46m)
Electric feature fireplace. uPVC double glazed French patio doors to rear garden. Oak flooring. Radiator.

DINING ROOM

10' 3" x 8' 8" (3.14m x 2.65m)
uPVC double glazed window to front. Oak flooring. Radiator.

STUDY

11' 4" x 6' 10" (3.46m x 2.09m)
uPVC double glazed window to front. Oak flooring. Radiator.

KITCHEN/BREAKFAST ROOM

13' 5" x 12' 9" (max)(4.10m x 3.89m)
The kitchen is fitted with base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Integrated fridge/freezer and dishwasher. Space for washing machine. Tiled splash backs and flooring. uPVC double glazed window to rear with views, and external door to side. Radiator.

CLOAKROOM

4' 8" x 3' 6" (1.43m x 1.07m)
Low level WC and pedestal wash hand basin. Tiled splash backs and flooring. Radiator. uPVC double glazed window to rear.

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FIRST FLOOR

LANDING

Doors to three bedrooms and family bathroom. Airing cupboard housing brand new gas central heating boiler. Loft access with lighting. Radiator.

BEDROOM ONE

11' 5" x 11' 2" (3.50m x 3.41m)
uPVC double glazed window to front. Radiator.
Fitted wardrobes to one wall. Door to en-suite.

ENSUITE

7' 4" (max) x 5' 10" (2.25m x 1.79m)
Low level WC, pedestal wash hand basin and fitted shower cubicle with mixer shower over. Tiled splash backs. Extractor fan. Radiator. Shaver point.
uPVC double glazed window to front.

BEDROOM TWO

13' 4" (max) x 10' 4" (4.08m x 3.17m)
Fitted wardrobe. Radiator. uPVC double glazed window to front.

BEDROOM THREE

11' 5" (max) x 8' 11" (3.50m x 2.72m)
Fitted wardrobe. uPVC double glazed window to rear with woodland views. Radiator.

BEDROOM FOUR

8' 9" x 8' 9" (2.68m x 2.68m)
uPVC double glazed window to rear with views.
Radiator.

BATHROOM

7' 6" x 5' 6" (2.30m x 1.69m)
Suite comprises low level WC, pedestal wash hand basin and panelled bath with mixer shower over.
Tiled flooring and splash backs. Extractor fan.
Shaver point. Radiator. uPVC double glazed window to rear.

OUTSIDE

REAR GARDEN

A well presented South Westerly facing rear garden mainly laid to lawn with colourful shrubs and hedge borders. Paved patio with door to garage and gated access to driveway. Boundary fence. Outside tap and lighting.

SINGLE GARAGE

An up and over garage door. Light and power.
Pedestrian door to side.

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GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

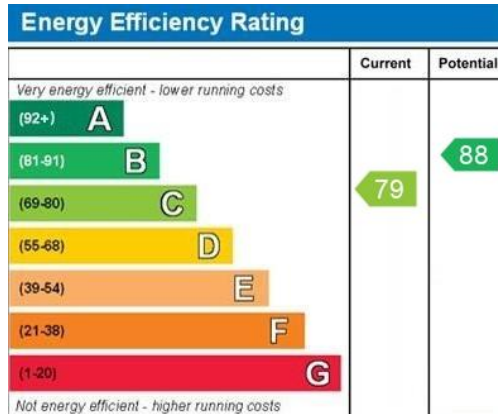


1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.8 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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