

25 Maes Y Llech,
Radyr, Cardiff, CF15 8GJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£303,000



Mid Terraced House



Property Description

****MODERN THREE BEDROOM MID-TERRACED IN POPULAR RADYR**CONSERVATORY**WITH GARAGE**NO CHAIN**** An opportunity to acquire this modern and well-presented family house in the popular Radyr sidings development. The accommodation briefly comprises entrance hall, lounge, kitchen/diner, WC and conservatory. To the first floor there are three bedrooms including the principal with ensuite shower room and the family bathroom. The property benefits from a rear garden, garage and parking space. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 921 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

Paved steps leading to front door.

ENTRANCE HALLWAY

Entered via uPVC double glazed composite door. Radiator. Doors to lounge and WC

CLOAKROOM

Low level WC. Corner pedestal wash hand basin. Radiator. Extractor fan. Wood flooring.

LOUNGE

17' 9" x 12' 2" (5.42m x 3.73m)
uPVC double glazed window to front. Two radiators. Door to kitchen/diner. Wood flooring. Stairs leading to first floor.

KITCHEN/DINER

14' 11" x 8' 11" (4.57m x 2.74m)
uPVC double glazed window to conservatory. A recently fitted kitchen with a range of base and eye level units incorporating composite sink unit with drainer and mixer tap plus complementary work surfaces. Built in electric double oven, gas hob and extractor over. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing gas boiler. Under-stairs storage cupboard. Radiator. Wood flooring. Glazed doors to:

CONSERVATORY

12' 3" x 8' 8" (3.74m x 2.65m)
Brick built conservatory with high level windows to either side. uPVC double glazed windows and French patio doors to rear garden. Radiator. Wood flooring.

FIRST FLOOR

LANDING

Airing cupboard housing hot water tank with shelving. Access to loft space. Doors to three bedrooms and bathroom.

BEDROOM ONE

11' 10" x 8' 5" (3.63m x 2.58m)
uPVC double glazed window to front. Radiator. Door to:

ENSUITE

8' 5" x 4' 5" (2.57m x 1.37m)
Low level WC. Pedestal wash hand basin with tiled splash-back. Shower cubicle. Shaver point. Extractor fan. Radiator.

BEDROOM TWO

10' 2" x 8' 5" (3.10m x 2.59m)
uPVC double glazed window to rear. Radiator.

BEDROOM THREE

8' 8" x 6' 3" (2.65m x 1.91m)
uPVC double glazed window to front. Radiator.

BATHROOM

6' 2" x 5' 6" (1.90m x 1.68m)
uPVC obscure double glazed window to rear. Low level WC. Pedestal wash hand basin with tiled splash-back. Panelled bath. Part tiled walls. Radiator. Extractor fan.

OUTSIDE

REAR GARDEN

Enclosed rear garden. With composite decking. Pathway with gate leading to rear pedestrian door of garage.

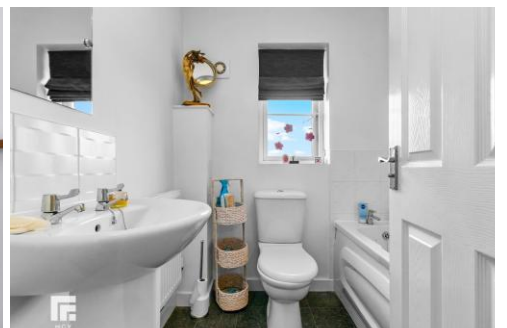
GARAGE

Single garage under coach house. Up and over door and parking space to front.

ADDITIONAL INFORMATION

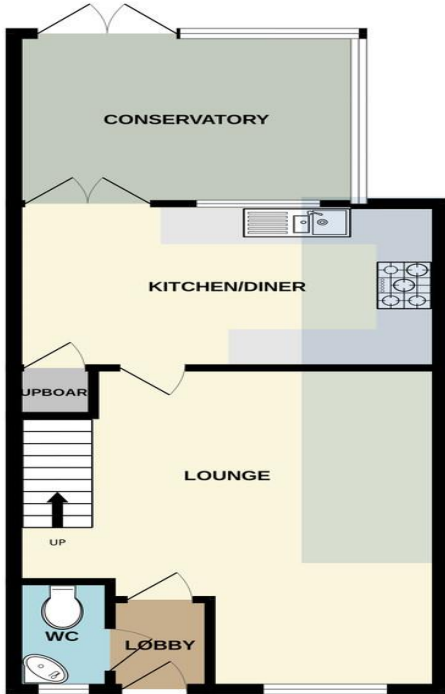
£5.00 a year for the garage as this is under another property. Maintenance fee of £125.00 a year for the maintenance of the grounds

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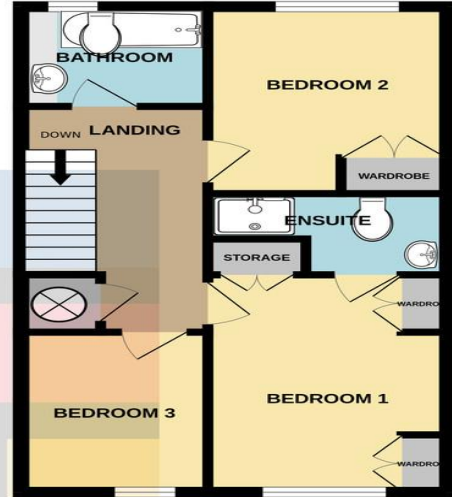


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GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

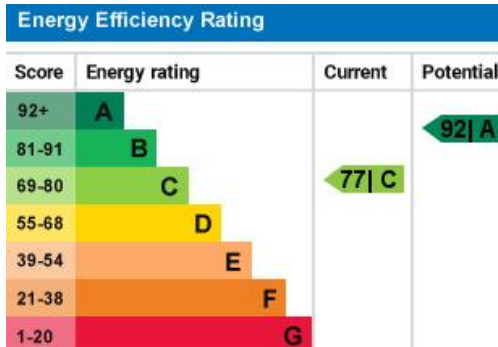


1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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