

# 25 Min Y Coed, Radyr, Cardiff, CF15 8AQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£550,000**



Detached Property

4

1

2

2

# Property Description

**\*\* FOUR BEDROOM DETACHED \*\* SOUGHT AFTER LOCATION \*\* DELIGHTFUL REAR GARDEN \*\*** A bright and well proportioned four bedroom detached family house in the sought after area of Radyr. Entrance hallway, cloakroom, large lounge, kitchen opening to sitting/dining room, conservatory. To the first floor are four good sized bedrooms and a modern family bathroom with shower over bath. gas central heating, double glazing. Attractive rear garden with areas of paved patio, lawn and further relaxation areas, enjoying Castell Coch views from the upper level. A good sized driveway to front with carport leading to the attached garage. EPC Rating: C

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1592 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

## ENTRANCE HALLWAY

12' 4" x 9' 4" (3.76m x 2.85m)

Approached via a composite entrance door leading to the large entrance hallway. Staircase to first floor. Laminate flooring. Radiator.

## CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below. Window to side. Electric radiator.

## LOUNGE

17' 1" x 13' 10" (5.22m x 4.24m)

An excellent sized primary reception with large window to front. Double doors to sitting room. Laminate flooring. Radiator.

## SITTING/DINING ROOM

13' 5" x 11' 10" (4.11m x 3.61m)

With french doors to the conservatory. Opening to the kitchen. Ample space for family seating or dining area. Double doors to lounge. Laminate flooring. Radiator.

## KITCHEN

13' 2" x 11' 10" (4.03m x 3.62m)

With light panelled fronts appointed along four sides and work surface above. Inset stainless steel sink with side drainer. Inset four ring gas hob with oven below. Integrated dishwasher. Plumbing for washing machine. Integrated fridge/freezer. Tiled flooring. Tiled splash back. Open to the sitting room. Door to rear lobby. Under-stairs storage cupboard. Radiator.

## CONSERVATORY

Overlooking the delightful rear garden.

## REAR LOBBY

With door to rear garden and opening to garage.

## FIRST FLOOR

### LANDING

Approached via a full turning staircase leading to the central landing area. Obscured glass window to side. Access to boarded roof space accessed via a drop down ladder. Airing cupboard housing the combi gas central heating boiler.

### BEDROOM ONE

13' 10" x 13' 10" (4.24m x 4.22m)

Overlooking the lawned front garden and entrance approach, an excellent sized primary bedroom. Laminate flooring. Radiator.

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## BEDROOM TWO

12' 9" x 12' 3" (3.90m x 3.75m)

Overlooking the entrance approach, a second double bedroom. Laminate flooring. Radiator.

## BEDROOM THREE

11' 10" x 9' 4" (3.61m x 2.86m)

Overlooking the attractive rear garden, a third double bedroom. Laminate flooring. Radiator.

## BEDROOM FOUR

10' 1" x 8' 7" (3.09m x 2.62m)

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

## FAMILY BATHROOM

8' 7" x 6' 7" (2.63m x 2.03m)

Modern white suite comprising low level wc, vanity wash basin with storage below. Panelled bath with central taps and shower above. Full wall tiling. Obscured glass window to rear. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

An excellent sized south westerly facing rear garden comprising large paved patio leading onto tiered levels of lawns and well stocked beds of plants and shrubs. Upper relaxation. Level with pond and water feature enjoying delightful views of Castell Coch. Gate giving side access. Outside tap.

### FRONT GARDEN

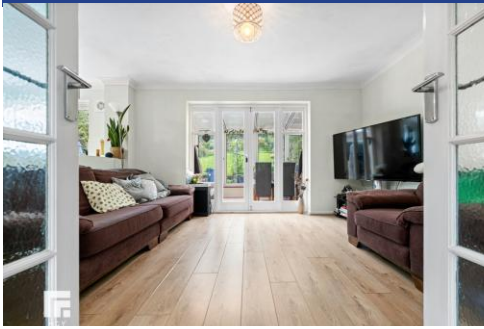
With long and wide driveway. Carport to garage. Area of lawn with hedgerow to borders.

### GARAGE

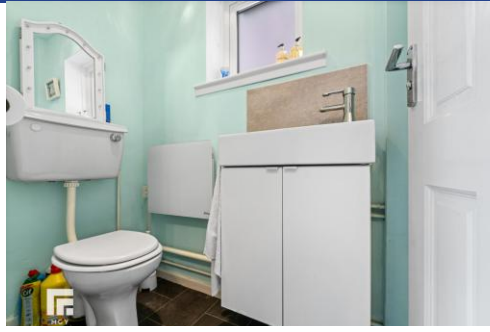
20' 9" x 8' 6" (6.34m x 2.60m)

With up and over access door. Power and lighting. Rear utility space. Window to side. Opening to rear lobby.

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GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.

1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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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### 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		

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