



**7 MAES-YR-AWEL**  
RADYR  
CARDIFF CF15 8AN

ASKING PRICE OF  
**£750,000**



DETACHED PROPERTY



**4**



**2**



**2**



**3**

**\*\* LARGE FOUR BEDROOM DETACHED FAMILY HOME \*\* SOUGHT AFTER LOCATION \*\* NO CHAIN \*\*** A beautifully presented and exceptionally spacious four bedroom detached family house in a desirable location backing onto Radyr Primary School playing field, being a short distance from local amenities and Radyr Train Station. Entrance porchway, entrance hallway, cloakroom, lounge, spacious dining room, kitchen and breakfast room, utility room and a large family sitting room. To the first floor are four good sized bedrooms, bedroom two with ensuite shower room and there is a separate large family bath and shower room. Gas central heating (boiler approx 1 year old). Rear garden comprising keyblock paved patio and lawn. Large area of lawn to front and resin driveway leading to the garage. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: 2192 SQ FT**

**VIEWING: 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, 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 PORCHWAY

Approached via a uPVC entrance doorway leading to the spacious porchway. Woodblock flooring. Door to garage. Door to hallway.

#### ENTRANCE HALLWAY

Central hallway with staircase to first floor. Radiator.

#### CLOAKROOM

Modern white suite comprising low level wc, vanity wash basin with storage below. Wall tiling to half height. Obscured glass window to front.

#### LOUNGE

19' 9" x 12' 0" (6.03m x 3.67m)

With large picture window overlooking the rear garden. Delightful feature fireplace with living flame coal effect gas fire. Radiator.

#### DINING ROOM

12' 4" x 11' 10" (3.76m x 3.62m)

Overlooking the rear garden, a good sized family dining room. Double doors to family sitting room. Radiator.

#### KITCHEN AND BREAKFAST ROOM

13' 3" x 12' 4" (4.05m x 3.76m)

Well appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring ceramic hob with cooker hood above. Integrated electric oven and grill. Integrated dishwasher. Integrated fridge. Matching range of eye level wall cupboards. Tiled splash back. Window to front. Antico tiled flooring. Worktop breakfast bar. Radiator. Door to family sitting room and door to utility room.

#### UTILITY ROOM

12' 2" x 5' 8" (3.73m x 1.75m)

Floor and wall units to one side. Plumbing for washing machine. Window to front. Door to side. Wall mounted 'Baxi' combi gas central heating boiler.

#### FAMILY SITTING ROOM

20' 2" x 12' 9" (6.16m x 3.89m)

An excellent sized reception with window to rear and french doors to the patio area. Feature fireplace. Double doors to dining room. Radiator.

#### FIRST FLOOR

##### LANDING

Approached via an easy rising staircase leading to the large central landing area. Window to side. Access to roof space. Radiator.

##### BEDROOM ONE

17' 7" x 11' 11" (excl wardrobes) (5.36m x 3.64m)

An excellent sized primary bedroom with large picture window overlooking the rear garden and school playing field beyond. A range of wardrobes to one side with sliding mirror doors. Radiator.

##### BEDROOM TWO

15' 0" x 10' 10" (4.58m x 3.31m)

Overlooking the entrance approach, a good sized double bedroom. Radiator. Door to ensuite.



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## ENSUITE SHOWER

Wash hand basin and shower cubicle. Full wall tiling.

## BEDROOM THREE

12' 4" x 12' 2" (3.77m x 3.73m)

Overlooking the large rear garden, a second double bedroom. Radiator.

## BEDROOM FOUR

12' 1" x 8' 8" (3.70m x 2.66m)

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

## FAMILY BATHROOM AND SHOWER ROOM

12' 5" x 5' 9" (3.80m x 1.77m)

A sizeable family bathroom comprising low level wc, wash hand basin, bidet, tiled bath, corner shower cubicle. Wall tiling to half height. Built in linen storage cupboard. Electric shaver point. Obscured glass window to front. Radiator.

## OUTSIDE

### REAR GARDEN

An excellent sized rear garden enjoying a south aspect comprising large keyblock paved patio leading onto a shaped area of lawn with neat shrub borders. Low level rear boundary part wall and fence backing onto Radyr Primary School playing field.

### FRONT GARDEN

Large area of lawn with mature tree. Long and wide resin driveway leading to the garage. Access to side.

### GARAGE

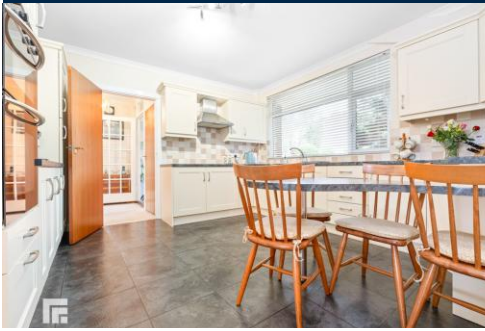
17' 10" x 14' 6" (5.44m x 4.44m)

With roller shutter access door. Power and lighting. Outside water tap. Door to house.



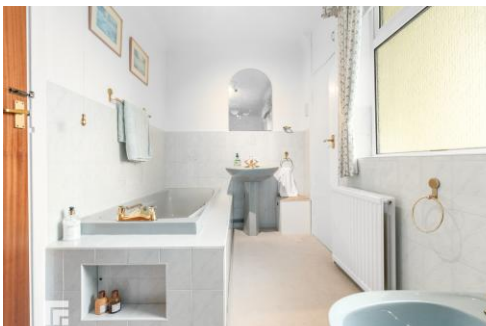


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GROUND FLOOR  
1285 sq.ft. (119.4 sq.m.) approx.

1ST FLOOR  
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA: 2192 sq.ft. (203.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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