



**17 VISTA RISE**  
**CARDIFF CF5 2SD**

OFFERS IN EXCESS OF  
**£225,000**



**MID TERRACE PROPERTY**



**2**



**1**



**1**



**1**

**\*\* MID TERRACED TWO BEDROOM PROPERTY \*\* PARKING SPACE AND SOUTH FACING REAR GARDEN \*\*** A mid terrace two bedroom property in a convenient location close to local amenities and bus routes. Open plan lounge and kitchen with bi-fold doors leading to rear south facing garden. To the first floor is a double bedroom, second bedroom, and family bathroom with shower over. Gas central heating. Southerly facing garden. Parking space. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX : 579 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Radyr Cheyne is a popular residential suburb within the Fairwater and Danescourt area that is well served by it's amenities. These include a local shopping precinct, doctors & dentist surgeries, a child's play area, a public house, a train station & convenient bus routes.

#### ENTRANCE

Entered via driveway and pathway to front door.

#### LOUNGE/KITCHEN/DINER

24' 10" x 11' 10" (7.57m x 3.62m)  
uPVC double glazed window to front. Oak wood flooring. Spotlights. Two radiators. Stairs to first floor. The kitchen is fitted with a range of modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary Minerva stone worktops. Fitted electric oven and hob with extractor fan over. Integrated dishwasher, washer/dryer and slimline dishwasher. Space for fridge/freezer. Tiled splash backs. Three lead double glazed bi-fold doors to South facing rear garden.

#### FIRST FLOOR

##### LANDING

Doors to two bedrooms and bathroom. Loft access.

##### BEDROOM ONE

14' 3" (max)x 9' 9" (4.35m x 2.98m)  
uPVC double glazed window to front. Fitted wardrobes. Radiator. Spotlights.

##### BEDROOM TWO

10' 10" x 6' 8" (3.31m x 2.05m)  
uPVC double glazed window to rear with views. Storage cupboard housing gas combination boiler. Radiator.

##### BATHROOM

7' 10" x 4' 10" (2.41m x 1.48m)  
A stylish suite to include vanity enclosed wash hand basin, low level WC and deep-soak bath with mixer shower over. Fully tiled walls and flooring. LED mirror with shaver point. Spotlights. uPVC double glazed window to rear. Ladder radiator.

##### OUTSIDE

##### REAR GARDEN

A spacious, South facing rear garden with paved patio and decked seating area. Boundary fence. Raised flower beds. Power points.

##### PARKING

Driveway to front. Power points.



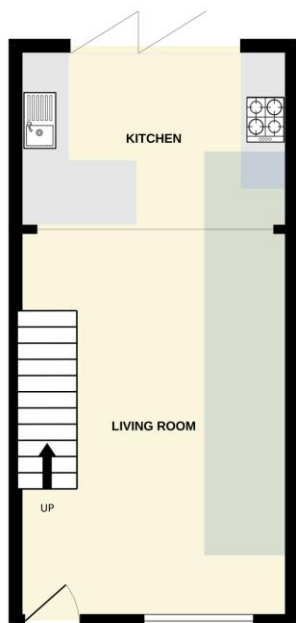


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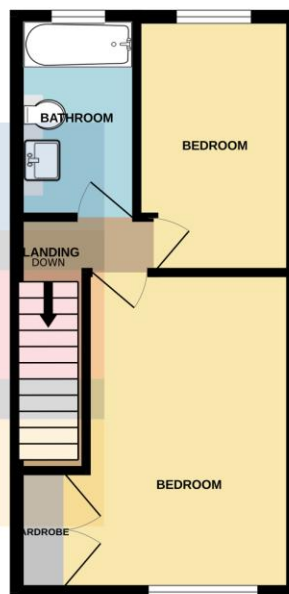


# 17 VISTA RISE, , CARDIFF CF5 2SD

GROUND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



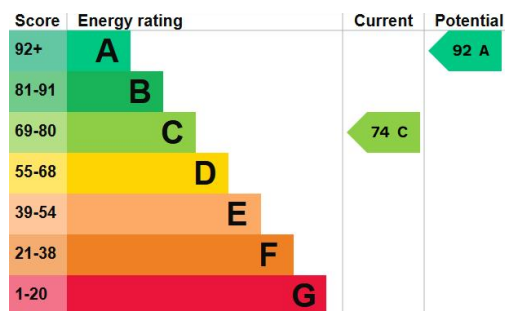
1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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