



20 CEFN COCH
RADYR
CARDIFF CF15 8BJ

OFFERS IN EXCESS OF
£250,000



SEMI-DETACHED BUNGALOW



2



1



1



1

**** TWO BEDROOM SEMI DETACHED BUNGALOW ** IN A DESIRABLE CLOSE ** NO CHAIN **** A two bedroom semi detached bungalow in a desirable quiet cul-de-sac in the sought after area of Radyr. Entrance hallway, L-shaped Lounge and diner, neat fitted kitchen, two bedrooms and a modern shower room. Gas central heating. Double glazing. Lawned front and rear gardens with additional enclosed paved garden to the rear. Long driveway leading to the garage. No Chain. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 704 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in this popular Cardiff suburb. Radyr is well served by local amenities to include shops, golf club and other recreational facilities. Regular public transport facilities by means of both bus and train. There are excellent schools at all levels and the property lies within the catchment area for Radyr Comprehensive School. Access to the A470 and M4 motorway is a short distance away.

ENTRANCE HALLWAY

Approached via a uPVC double glazed entrance door leading to the entrance hallway. Airing cupboard housing the combi gas central heating boiler. Access to roof space. Radiator.

LOUNGE AND DINER

20' 9" x 20' 1" (6.35m x 6.14m)
A large L-shaped room with ample seating and dining space. Two windows to rear overlooking the lawned garden. Three radiators.

KITCHEN

9' 1" x 8' 4" (2.79m x 2.55m)
With units and worktops to two sides. Inset stainless steel sink with side drainer. Inset four ring hob. Integrated oven and grill. Space for fridge freezer. Plumbing for washing machine. Upvc double glazed door to side. Window to side. Radiator.

BEDROOM ONE

13' 1" x 10' 8" (3.99m x 3.27m)
Overlooking the lawned front, an excellent sized primary bedroom. Radiator. Built in wardrobe. Airing cupboard with radiator.

BEDROOM TWO

9' 1" x 8' 4" (2.78m x 2.55m)
Aspect to front. Radiator.

SHOWER ROOM

6' 3" x 5' 4" (1.92m x 1.64m)
Comprising low level wc, wash hand basin, walk in shower cubicle with cubicle with fold out seat. Full wall tiling. Obscured glass window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enclosed paved patio garden to rear with rear gate leading to steps onto Bryn Derwen Road. There is also a large area of lawn which could be enclosed to create a much larger rear garden.

FRONT GARDEN

Area of lawn to front. Paved steps and path to front door.

DRIVEWAY

Long driveway leading to garage.

GARAGE

17' 0" x 8' 6" (5.20m x 2.60m)
Single garage with electric up and over access door. Power and lighting. Window to rear.

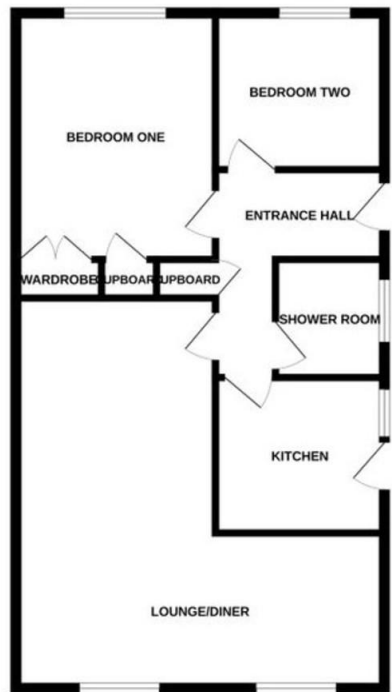


20 CEFN COCH, RADYR, CARDIFF CF15 8BJ



20 CEFN COCH, RADYR, CARDIFF CF15 8BJ

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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 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 quantity or efficiency can be given.
Made with RoomSketcher

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or other wise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK