



10 GRANTHAM CLOSE

CARDIFF CF5 2EX

ASKING PRICE OF

£335,000



DETACHED PROPERTY



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**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1139 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**\*\* THREE DOUBLE BEDROOM DETACHED  
\*\* CORNER PLOT \*\* NO CHAIN \*\*** A bright and spacious, three double bedroom detached family house in the sought after location of Radyr Way, being a short distance to amenities and transport links. Entrance porch, hallway, study/playroom, ground floor shower room, spacious lounge, dining room, conservatory and neat fitted kitchen. To the first floor are three double bedrooms and a family bathroom. Paved patio rear garden. Driveway to front. No chain. EPC Rating: tbc

#### LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, public house, train station and convenient bus routes. The area also boasts its own excellent primary school and falls within the catchment area for Radyr Comprehensive School.

#### ENTRANCE PORCH

Approached via uPVC entrance door with double glazed window to upper part. Double glazed window to side.

#### HALLWAY

Approached via a uPVC entrance door. Door to lounge and door to study.

#### STUDY/PLAYROOM

9' 1" x 7' 10" (2.79m x 2.40m)

Aspect to front, a versatile reception. Radiator. Built in storage cupboard with window to side and wall mounted ideal classic gas central heating boiler. Door to shower room.

#### LOUNGE

14' 6" x 12' 0" (4.42m x 3.66m)

Overlooking the lawned front garden, a good sized primary reception. Archway to dining room. Archway to staircase leading to first floor. Feature fireplace. Radiator.

#### DINING ROOM

11' 7" x 8' 11" (3.55m x 2.73m)

Aspect to rear, ample space for large family dining table. Door to kitchen. Door to conservatory. Radiator.

#### KITCHEN

8' 10" x 8' 5" (2.71m x 2.57m)

Well appointed along three sides in light finish panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Space for slot in cooker. Plumbing for washing machine. Matching range of eye level wall cupboards. Tiled splash back. Window to rear. Space for fridge freezer. Radiator.

#### CONSERVATORY

13' 10" x 8' 10" (4.23m x 2.70m)

A good sized conservatory overlooking the rear garden.

#### SHOWER ROOM

White suite comprising low level wc, vanity wash basin with storage below, shower cubicle with folding shower door. Full wall tiling. Heated towel rail.

#### FIRST FLOOR

#### LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Window to side. Airing cupboard housing the hot water cylinder.

#### BEDROOM ONE

11' 5" x 10' 5" (3.50m x 3.19m)

Overlooking the entrance approach and quite close, a good sized primary bedroom. Radiator. Door to ensuite shower room.

#### ENSUITE SHOWER ROOM

Comprising low level wc, wash hand basin, shower cubicle with folding shower screen. Tiled splash back. Obscured glass window to side. Radiator.

#### BEDROOM TWO

10' 5" x 9' 0" (3.19m x 2.75m)

Overlooking the rear garden, a second double bedroom. Large built in cupboard. Radiator.



# 10 GRANTHAM CLOSE, , CARDIFF CF5 2EX

## BEDROOM THREE

9' 10" x 8' 1" (3.00m x 2.47m)

Aspect to front, a third double bedroom. Radiator.

## FAMILY BATHROOM

9' 1" x 6' 7" (2.77m x 2.01m)

A sizeable family bathroom comprising low level wc, wash hand basin, panelled bath. Wall tiling to splash back areas. Electric shaver point. Obscured glass window to rear. Radiator.

## OUTSIDE

### REAR GARDEN

Enclosed rear garden laid with paved patio. Neat borders of plants and shrubs. Access to side.

### FRONT GARDEN

Area of lawn and paved pathways to front door and side access.

### PARKING

Key block driveway to front.



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TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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