



**30 MIN-Y-COED**  
**RADYR**  
**CARDIFF CF15 8AQ**

ASKING PRICE OF  
**£425,000**



**DETACHED PROPERTY**



**4**



**2**



**3**



**2**

**\*\* A UNIQUELY DESIGNED 'UPSIDE DOWN' STYLE DETACHED HOUSE \*\* FOUR BEDROOMS \*\* NO CHAIN \*\*** A bright and well proportioned four bedroom detached family house in the popular area of Radyr, being a short distance from amenities and transport links. Entrance hallway with large airing cupboard, cloakroom, large lounge with patio door to balcony, dining room with patio door to balcony, neat fitted kitchen and breakfast room with integrated appliances, study/bedroom four. To the lower ground floor are three double bedrooms, primary bedroom with patio doors to the rear garden and an ensuite bathroom, there is also a separate family bathroom. Gas central heating and double glazed windows. Delightful rear garden laid mainly to lawn with well stocked beds of plants and shrubs. Key block driveway to front leading to the double garage. No chain. EPC Rating: E

#### 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

Approached via a uPVC entrance door leading to the spacious entrance hallway. Large airing cupboard housing hot water cylinder and 'Worcester' gas central heating boiler. Staircase leading down to lower ground floor and bedrooms. Radiator.

#### CLOAKROOM

Modern white suite comprising low level wc, wash hand basin. Tiled splash back. Obscured glass window to side.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,538 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOUNGE

18' 4" x 11' 9" (5.61m x 3.59m)

An excellent sized primary reception with feature fireplace. Patio doors leading to the timber decked balcony overlooking the delightful rear garden.

#### DINING ROOM

11' 10" x 9' 1" (3.63m x 2.77m)

With patio doors leading to the large rear balcony. Ample space for large family dining table.

#### KITCHEN AND BREAKFAST ROOM

16' 6" x 10' 5" (5.04m x 3.18m)

Well appointed along three sides in light panelled fronts with chrome bar handles beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring electric hob with cooker hood above and oven below. Integrated dishwasher with matching front. Integrated washing machine with matching front. Integrated fridge and freezer with matching fronts. Matching range of eye level wall cupboards. Windows to rear and side. Ample space for large family breakfast table. Tiled flooring. Radiator.

#### STUDY/BEDROOM FOUR

8' 8" x 7' 4" (2.65m x 2.24m)

Aspect to front, a versatile study or fourth bedroom. Fitted wardrobe. Radiator.





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### LOWER GROUND FLOOR

With staircase leading down to the central hallway. Under stairs storage cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM ONE

12' 11" x 11' 8" (3.94m x 3.58m)

An excellent sized primary bedroom with patio doors opening to delightful rear garden. Range of fitted bedroom furniture including wardrobes, bedside tables and dressing table. Radiator. Door to ensuite.

### ENSUITE BATHROOM

8' 5" x 6' 5" (2.57m x 1.97m)

A large ensuite bathroom comprising low level wc, wash hand basin, corner bath. Wall tiling to splash back areas. Obscured glass window to side. Radiator.

### BEDROOM TWO

12' 7" x 10' 5" (3.85m x 3.18m)

Overlooking the rear garden, a second double bedroom. A range of fitted bedroom furniture including wardrobes, bedside tables and dressing table. Radiator.

### BEDROOM THREE

12' 7" x 9' 1" (3.85m x 2.77m)

Aspect to rear, a second double bedroom. A range of fitted bedroom furniture. Radiator.

### FAMILY BATHROOM

7' 1" x 6' 9" (2.16m x 2.06m)

White suite comprising low level wc, wash hand basin, panelled bath with shower above and glass swivel shower screen. Wall tiling to splash back areas. Obscured glass window to side. Chrome heated towel rail.

### OUTSIDE

#### REAR GARDEN

With large area of lawn and beds of well stocked plants and shrubs. Mature trees with preservation orders. Wide area to side. Side access. Hedgerow to one boundary.

#### FRONT GARDEN

Beautifully presented front garden with delightful beds of well stocked plants and shrubs. Mature tree to front boundary. Access to side. Key block driveway leading to the double garage.

#### DOUBLE GARAGE

With electric roller shutter access door.





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



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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