



**64 DAN-Y-BRYN AVENUE**  
RADYR  
CARDIFF CF15 8DD

ASKING PRICE OF  
**£625,000**



**DETACHED HOUSE**



**4**



**1**



**2**



**3**

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* STUNNING WEST FACING REAR GARDEN \*\* DOUBLE GARAGE \*\* NO CHAIN**

**\*\* A bright and beautifully maintained four bedroom detached family home on a highly sought after location in Radyr being a short distance from transport links and amenities. Entrance porch, hallway, large lounge, spacious dining room, neat fitted kitchen and breakfast room, versatile sitting room or study. To the first floor are four good sized bedrooms and a family bath and shower room. Gas central heating. Double glazed windows. Beautifully presented and level mature rear garden enjoying a west facing aspect comprising paved patio and lawn. Paved cobble effect driveway to front. Double garage. Development/extension potential. No chain. EPC Rating: D**

**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 PORCH**

Approached via a wood panelled entrance door. Additional window to front. Tiled flooring.

**ENTRANCE HALLWAY**

Approached via a wooden entrance door with majority obscured glass window. Quality herringbone effect wood block flooring. Staircase to first floor. Radiator.

**CLOAKROOM**

White suite comprising low level wc, vanity wash basin with storage below. Tiled flooring. Wall tiling. Obscured glass window to front. Radiator.

**LOUNGE**

19' 0" x 13' 5" (5.80m x 4.10m)

With large window to front, an excellent sized primary reception. Feature stone fireplace with inset coal effect living flame gas fire. Quality herringbone effect wood block flooring. Doors opening to dining room. Two radiators.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,831 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**DINING ROOM**

13' 5" x 12' 3" (4.10m x 3.74m)

An excellent sized second reception with ample space for large family dining table. Patio doors opening to the delightful rear garden. Quality herringbone effect wood block flooring. Two radiators. Door to kitchen.

**KITCHEN AND BREAKFAST ROOM**

13' 4" x 12' 2" (4.08m x 3.73m)

Well appointed along four sides in solid wood units beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with oven below. Integrated dishwasher. Eye level wall cupboards. Tiled splash back. Large window overlooking the rear garden. Ample space for family breakfast table. Understairs storage cupboard. Built in storage cupboard with shelving. Quality wood flooring. Radiator. Door to rear lobby.

**REAR LOBBY**

With Upvc double glazed door leading to the rear garden. Door to sitting room/study and door to garage. Tiled flooring.

**SITTING ROOM/STUDY**

12' 6" x 10' 6" (3.83m x 3.21m)

A versatile reception overlooking the rear garden. Radiator.

**FIRST FLOOR**

**LANDING**

Approached via a full turning staircase leading to the central landing area. Window to side. Access to boarded roof space via a drop down ladder.

**BEDROOM ONE**

15' 1" x 11' 8" (4.61m x 3.56m)

Overlooking the lawned front garden, an excellent sized primary bedroom. Built our wardrobes with sliding doors to one side. Vanity wash basin with storage below. Radiator.



# 64 DAN-Y-BRYN AVENUE, RADYR, CARDIFF CF15 8DD

## BEDROOM TWO

13' 6" x 11' 10" (4.12m x 3.63m)

Aspect to front, a second double bedroom. Vanity wash basin with storage below. Radiator.

## BEDROOM THREE

12' 2" x 9' 8" (3.73m x 2.95m)

Overlooking the attractive rear garden, a good sized third double bedroom. Built in double wardrobe. Radiator.

## BEDROOM FOUR

9' 8" x 8' 10" (2.96m x 2.71m)

Aspect to rear, a great size fourth bedroom. Radiator.

## FAMILY BATH AND SHOWER ROOM

A sizeable family bath with white suite comprising low level wc, vanity wash basin with storage below, wood panelled bath, corner shower cubicle. Full wall tiling. Electric shaver point. Obscured glass window to rear. Radiator.

## OUTSIDE

### REAR GARDEN

A delightful west facing rear garden with a large paved patio leading onto a good sized area of lawn with a variety of mature plants, trees and shrubs to borders. Beautifully maintained throughout. Access to side.

### FRONT GARDEN

Area of lawn to front with paved pathway leading to the front door. Paved cobble effect double width driveway providing parking for two cars leading to the double garage

### DOUBLE GARAGE

18' 0" x 16' 11" (5.49m x 5.17m)

With electric up and over access door. Power and lighting. Wall mounted gas central heating boiler. Obscured glass window to side. Plumbing for a washing machine with sink and taps.





# 64 DAN-Y-BRYN AVENUE, RADYR, CARDIFF CF15 8DD

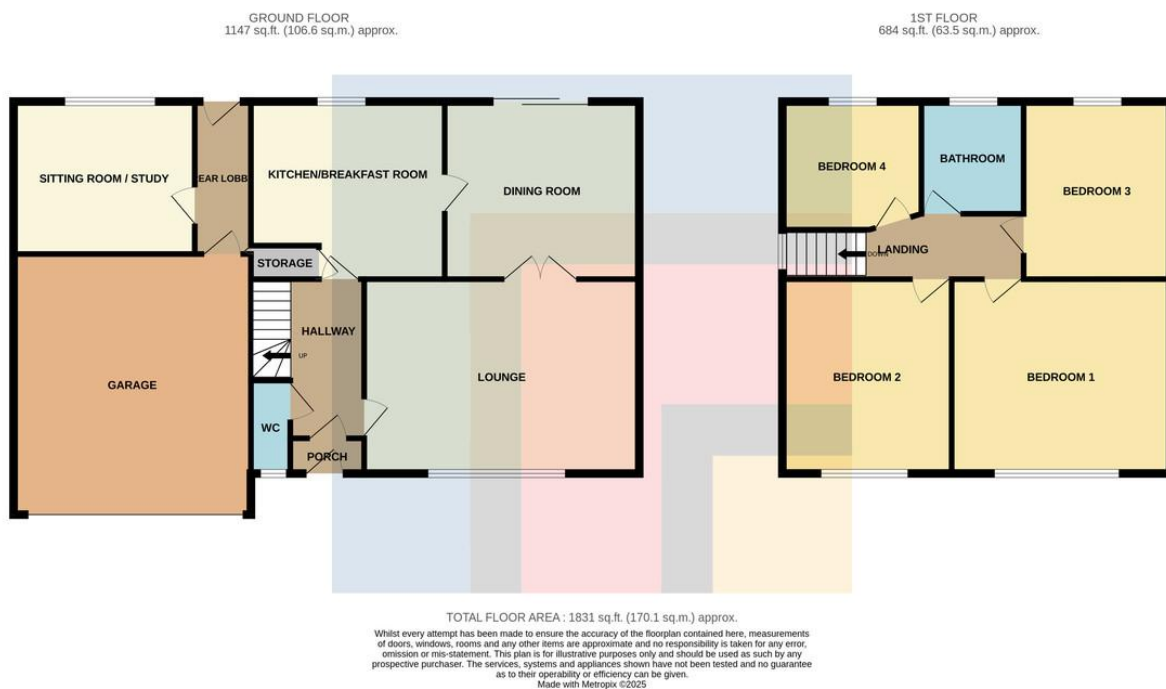




# 64 DAN-Y-BRYN AVENUE, RADYR, CARDIFF CF15 8DD



# 64 DAN-Y-BRYN AVENUE, RADYR, CARDIFF CF15 8DD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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 otherwise 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**