



5 AEL-Y-BRYN
RADYR
CARDIFF CF15 8AZ

ASKING PRICE OF
£550,000



DETACHED HOUSE



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**** BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW**
**** EXCEPTIONAL FINISH THROUGHOUT ****
GARDEN ROOM ** An exceptionally beautifully presented three bedroom detached bungalow of high quality finish throughout in the sought after area of Radyr. Entrance hallway with large storage cupboard, modern cloakroom, study, large lounge with vaulted ceiling, feature fireplace and patio doors to the front garden, modern fitted kitchen and breakfast room with integrated appliance and patio doors to the side garden, utility room. Inner hallway with access to three double bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Beautifully landscaped gardens to front, side and rear. Large garden room. EPC Rating: TBC

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 composite entrance door leading to the entrance hallway. Large storage cupboard. LVT flooring. Opening to the study. Tall panel radiator.

CLOAKROOM

5' 4" x 5' 1" (1.63m x 1.55m)
 Quality white suite comprising low level wc, wash handbasin with storage below. Window to front. LVT flooring. Extractor fan. Heated towel rail.

STUDY

10' 9" x 10' 3" (3.28m x 3.14m)
 A versatile entrance room currently utilised as a study. Tall ceiling with high level window. Amtico flooring. Door to utility room. Opening to kitchen and diner. Feature crittall style door to lounge. Vertical radiator.

UTILITY ROOM

8' 1" x 5' 6" (2.48m x 1.70m)
 With units and worktops to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Matching range of eye level wall cupboards and bespoke utility furniture for stepladders, ironing board etc. Recessed spotlights. LVT flooring. Radiator. Door to garage.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1379 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOUNGE

18' 10" x 11' 3" (5.75m x 3.45m)
 Approached via crittall style entrance door with matching side panel leading to the spacious lounge with vaulted ceiling. Patio doors with full height feature triangular window above. Two velux windows to side pitch. Built in log effect living flame fire. LVT flooring. Radiator.

KITCHEN AND DINER

19' 11" x 11' 5" (6.08m x 3.50 (max)m)
 Well appointed along three sides in matte finish fronts and quartz worktop surfaces. Inset stainless steel sink with worktop side drainer. Inset four ring induction hob with concealed cooker hood above. To one side is full height units with inset oven, grill and microwave. Integrated dishwasher. Integrated fridge freezer. Additional eye level storage. High level window to side. Ample space for large family dining table. Patio doors opening to the delightful & secure side garden. LVT flooring. Door to inner hallway.

INNER HALLWAY

L-shaped hallway. LVT flooring. Access to part boarded roof space via drop down ladder. Radiator.

BEDROOM ONE

13' 10" x 9' 7" (4.23m x 2.93m)
 An excellent primary bedroom with patio doors opening to the tranquil rear garden. Built in mirror fronted wardrobes to one side. Vertical radiator. Door to ensuite.

ENSUITE SHOWER ROOM

7' 9" x 5' 1" (2.38m x 1.55m)
 Quality white suite comprising low level wc, floating vanity wash basin with storage below, large walk in shower cubicle with glass screen and 'Hansgrohe' twin chrome shower above. Full Mandarin Stone wall and floor tiling. Velux window to side pitch. Recessed spotlights. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

13' 10" x 10' 11" (4.23m x 3.34m)
 With large window enjoying picture views of the rear garden, a good sized second double bedroom. Additional high level window. Radiator.



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BEDROOM THREE

10' 3" x 8' 9" (3.14m x 2.68m)

Overlooking the rear garden, a third double bedroom. Radiator.

FAMILY BATHROOM

7' 5" x 5' 6" (2.27m x 1.69m)

Modern white suite comprising low level wc, vanity wash basin with storage below, tile panelled bath with chrome shower above and central taps with shower mixer. Full Mandarin Stone wall tiling. LVT flooring. Obscured glass window to side. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A beautiful and tranquil landscaped rear garden with composite decked relaxation and pathways with mature shrubs and specimen plants. Area of decorative stone Fire pit area. Outside lighting. Pathway to side. Access to garden room.

GARDEN ROOM

18' 1" x 17' 8" (5.53m x 5.41m)

A superb garden room with versatile use potential. Door from rear garden. Two windows overlooking garden. Power, lighting and electric heating. Recessed spotlights.

SIDE GARDEN

With artificial lawn to side. Outside kitchen area with paved flooring.

FRONT GARDEN

A delightful resin patio leading onto an enclosed area of artificial lawn with timber seating area. Resin driveway to the front leading to driveway.

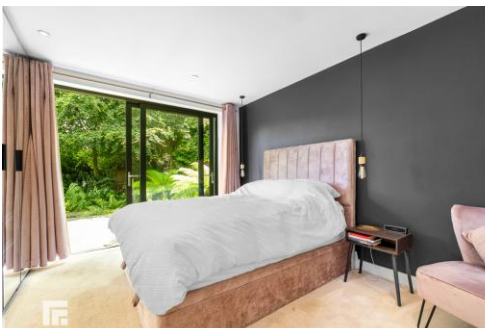
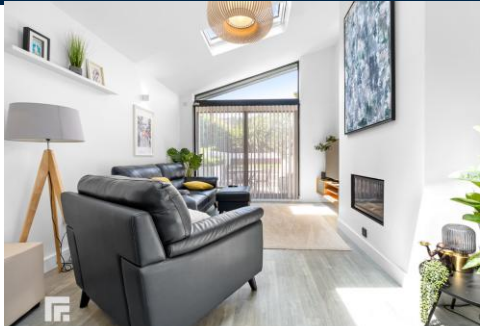
GARAGE/STORAGE

9' 6" x 8' 8" (2.92m x 2.65m)

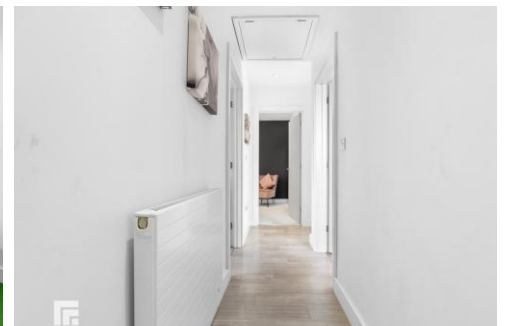
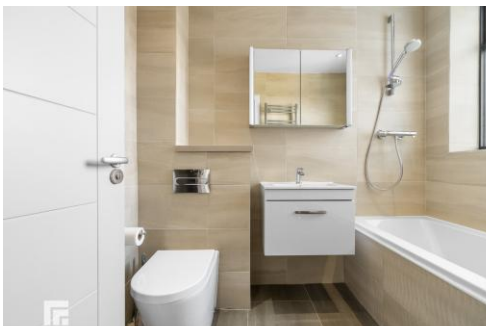
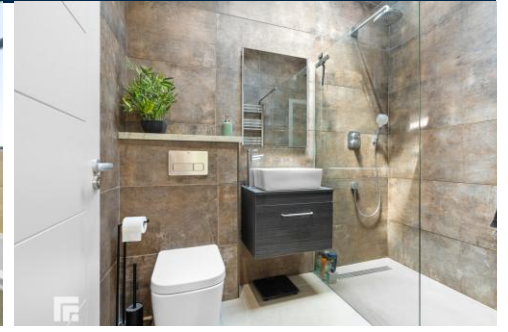
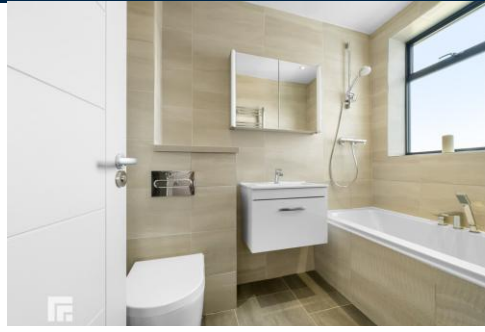
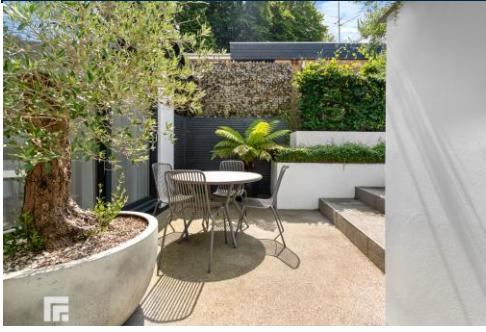
With up and over access door. Power and lighting. Door to utility room. Please note the rear part of the garage was divided and forms the utility room.



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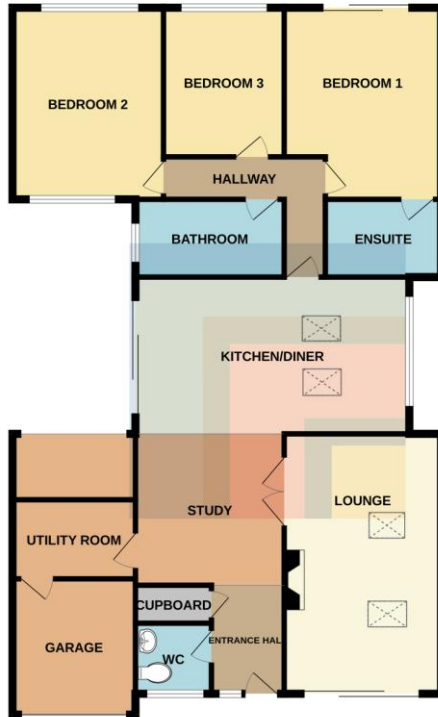


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GROUND FLOOR
1379 sq.ft. (128.1 sq.m.) approx.



TOTAL FLOOR AREA: 1379 sq.ft. (128.1 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 operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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



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