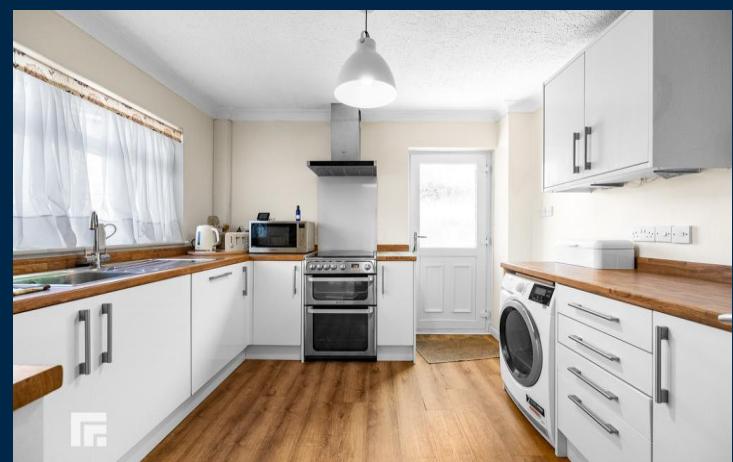




32 BLAEN-Y-COED  
RADYR  
CARDIFF CF15 8RL

ASKING PRICE OF

**£450,000**



## DETACHED PROPERTY

4

2

2

1

**\*\* FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE \*\* LARGE PLOT AT THE HEAD OF THE CLOSE \*\* NO CHAIN \*\*** A spacious four bedroom detached family house tucked away at the head of a sought after close on a generous plot, in the popular area of Radyr being a short distance from amenities and transport links. Entrance hallway with large cupboard, ground floor shower room, spacious lounge and dining room, modern fitted kitchen. To the first floor are four double bedrooms and a modern family bathroom. Gas central heating. Double glazing. Paved patio & lawned rear and side garden. Lawned front and long paved driveway leading to the garage. No chain. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1198 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **KITCHEN**

10' 7" x 10' 2" (3.24m x 3.11m)

Modern fitted kitchen appointed along four sides in white high gloss fronts beneath laminate effect worktop surfaces. Inset stainless steel sink with side drainer. Integrated dishwasher. Integrated washing machine. Space for slot in cooker with cooker hood above. Space for tumble dryer. Space for fridge freezer. Matching range of eye level wall cupboards. Window to front. Door to side. Serving hatch to kitchen. Radiator.

#### **FIRST FLOOR**

##### **LANDING**

Approached via a full turning staircase leading to the large central landing area. Access to roof space. Airing cupboard housing the hot water cylinder. Obscured glass window to side. Radiator.

#### **BEDROOM ONE**

12' 2" x 10' 8" (3.72m x 3.27m)

Overlooking the delightful rear garden, a good sized primary double bedroom. Radiator.

#### **BEDROOM TWO**

12' 2" x 10' 8" (3.72m x 3.27m)

Overlooking the delightful rear garden, a good sized primary double bedroom. Radiator.

#### **BEDROOM THREE**

10' 5" x 10' 2" (3.18m x 3.10m)

Overlooking the quiet cul de sac, a third double bedroom. Built in wardrobe. Radiator.

#### **BEDROOM FOUR**

10' 4" x 8' 8" (3.16m x 2.65m)

Aspect to front, a fourth double bedroom. Built in wardrobe. Radiator.

#### **FAMILY BATHROOM**

6' 7" x 5' 5" (2.01m x 1.66m)

Modern white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with shower above and central taps. Full wall tiling. Tiled flooring. Obscured glass window to side. Radiator.



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## OUTSIDE

### REAR AND SIDE GARDEN

Enjoying a south westerly aspect. Large paved patio to side and rear leading into an area of lawn with inset plants and shrubs. Hedgerow to boundaries. Timber gates giving access to either side. Green house. Outside lighting. Timber storage shed.

### FRONT GARDEN

Lawned front garden with inset plants and shrubs. Long paved driveway leading to garage. Outside tap.

### GARAGE

16' 7" x 8' 6" (5.07m x 2.61m)

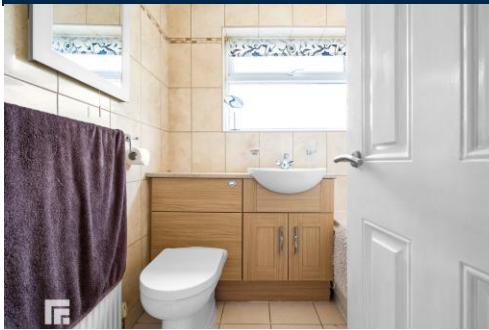
With up and over access door. Power and lighting. Window to side.



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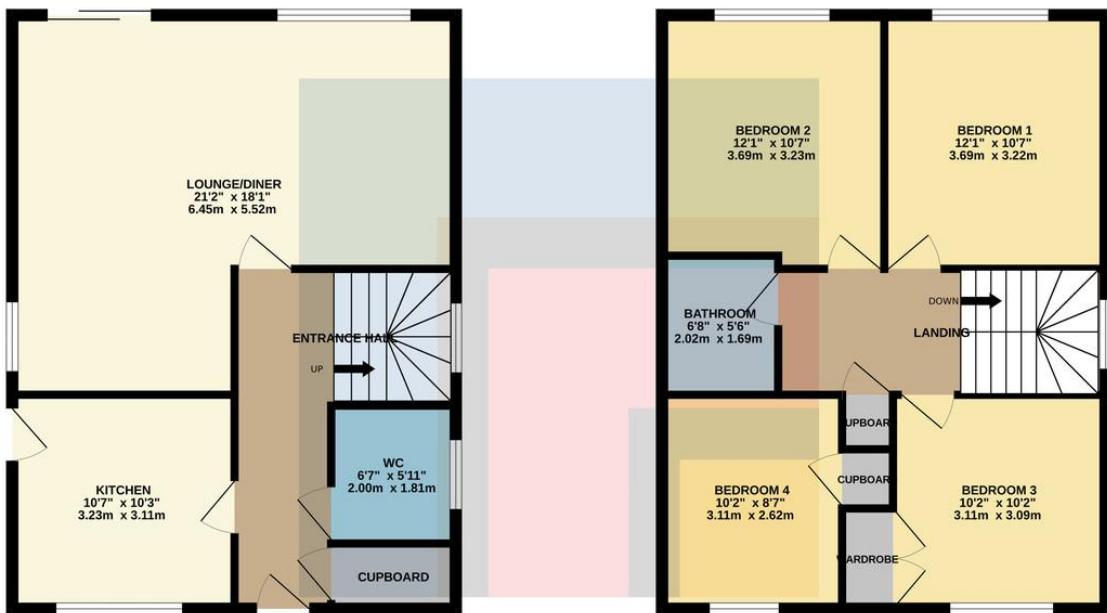
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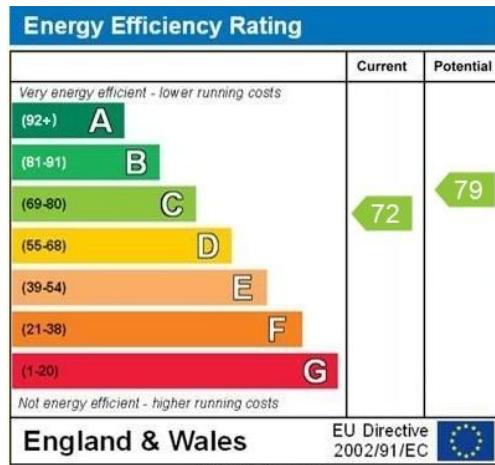
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GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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 warranty is given for any error, omission or inaccuracy. This 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 is given for their availability or efficiency over time.



**RADYR 029 2084 2124**

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



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