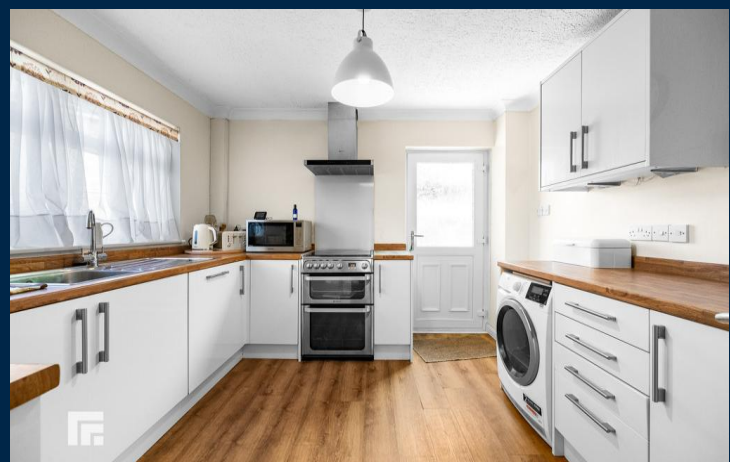




32 BLAEN-Y-COED
RADYR
CARDIFF CF15 8RL

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

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 PORCHWAY

Approached via a uPVC entrance door leading to the spacious porchway. Obscured glass windows to front. Tiled flooring.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the spacious hallway. Large cupboard housing the 'Worcester' gas central heating boiler. Staircase to first floor. Under stairs storage cupboard. Radiator.

SHOWER ROOM

6' 5" x 5' 11" (1.96m x 1.82m)

Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle. Full wall tiling. Tiled flooring. Obscured glass window to side. Radiator.

LOUNGE AND DINER

21' 2" x 18' 2" (max) (6.47m x 5.55m)

An excellent sized lounge and diner with patio doors to the rear garden. Additional windows overlooking the rear garden and to side. Wood flooring. Serving hatch to kitchen. Two radiators.

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.



32 BLAEN-Y-COED, RADYR, CARDIFF CF15 8RL

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)

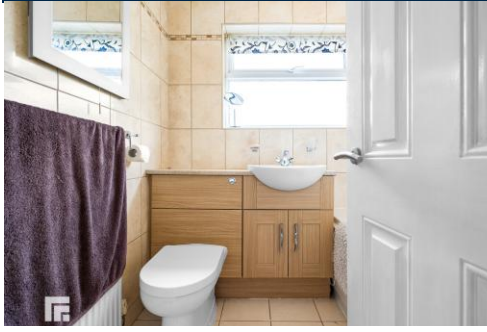
With up and over access door. Power and lighting. Window to side.



32 BLAEN-Y-COED, RADYR, CARDIFF CF15 8RL

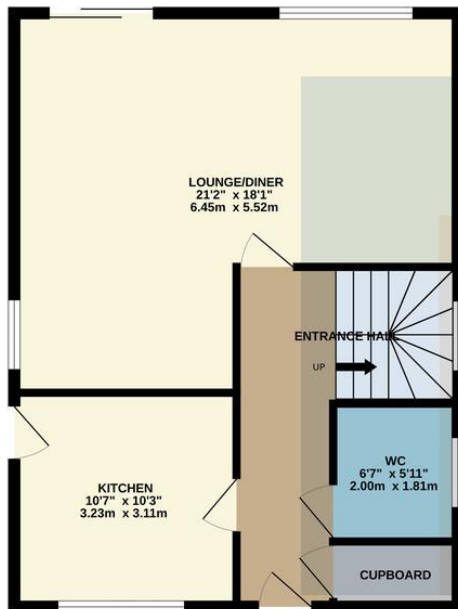


32 BLAEN-Y-COED, RADYR, CARDIFF CF15 8RL

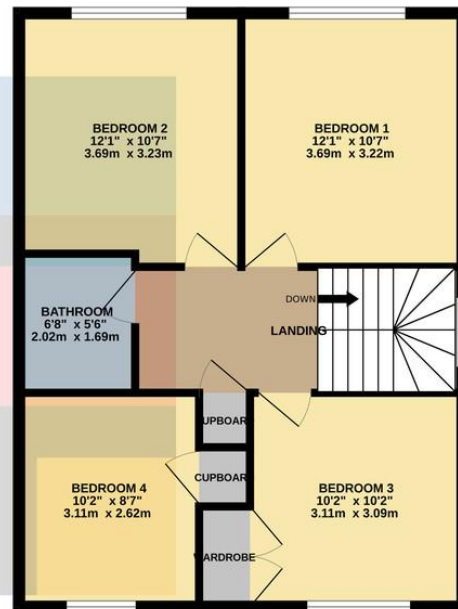


32 BLAEN-Y-COED, RADYR, CARDIFF CF15 8RL

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

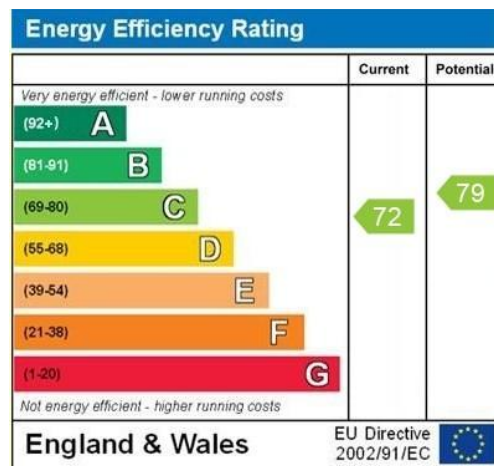


1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



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 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 can be given as to their condition or efficiency at the time of writing.



WWW.EPC4U.COM

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