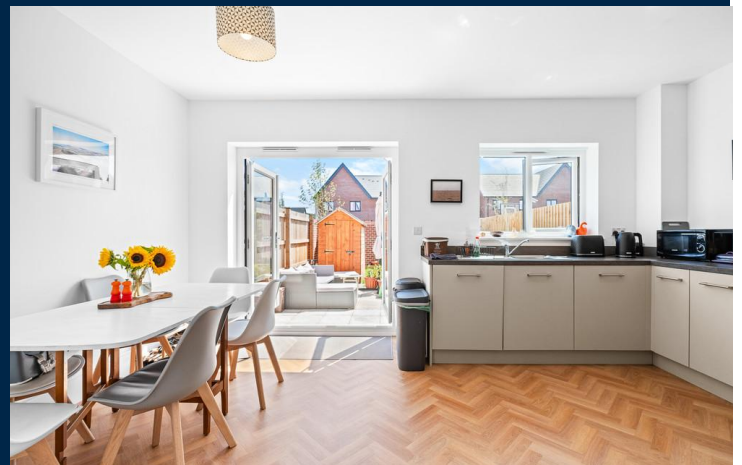




HEOL CYNWRIG
CARDIFF CF5 2DB

OFFERS IN EXCESS OF
£350,000



END TERRACED HOUSE



3



2



3



1

**** MODERN THREE BEDROOM REDROW HOME ** SOUTH FACING GARDEN ** TWO PARKING SPACES **** A beautifully presented three bedroom end terraced 'Afon Teifi' home situated on the popular Cwrt Sant Iwan development by Redrow Homes. This modern property overlooks a small green and is a short walk to the new 50/50 Welsh/English Medium School. The accommodation briefly comprises; entrance hallway, WC, lounge and kitchen/diner to the ground floor. Upstairs are three bedrooms including principal with en-suite plus the family bathroom. Outside is a landscaped, South facing rear garden. Two parking spaces.

LOCATION

A popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, within walking distance of a train station and convenient bus routes as well as a short distance from cycle routes, the Taff Trail & Radyr Woods.

ENTRANCE

Entrance

Pathway with shrub borders to front door.
Access to rear garden and parking.

HALLWAY

4' 9" x 4' 9" (1.46m x 1.45m)

Entered via double glazed composite front door into hallway. Doors to lounge and WC. Radiator. LVT flooring (Luxury Vinyl Tile).

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 888 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOUNGE

17' 5" x 12' 2" (5.31m x 3.71m)

uPVC double glazed window to front overlooking a green open space. LVT flooring. Radiator. Stairs to first floor with storage cupboard under. Door to kitchen/diner.

KITCHEN/DINER

16' 0" x 9' 10" (4.90m x 3.02m)

A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven and gas hob with extractor hood over.

Integrated fridge/freezer, dishwasher and washer/dryer. LVT flooring. Radiator. uPVC double glazed window and French patio doors to landscaped rear garden.

FIRST FLOOR LANDING

Doors to three bedrooms and family bathroom. Airing cupboard housing gas central heating boiler. Loft access. Radiator.

BEDROOM ONE

11' 1" x 10' 2" (3.40 max x 3.10m)

uPVC double glazed window to rear. Fitted wardrobes with sliding doors. Radiator. Door to en-suite.



HEOL CYNWRIG, CARDIFF CF5 2DB

EN-SUITE

9' 3" x 5' 6" (2.83m x 1.70 max)

A modern suite comprising low level WC, floating wash hand basin and fitted shower cubicle with tiled splash backs. LVT flooring. Ladder radiator. uPVC double glazed window to rear. Extractor fan.

BEDROOM TWO

10' 7" x 8' 7" (3.24 maxm x 2.62m)

uPVC double glazed window to front. Radiator.

BEDROOM THREE

9' 0" x 7' 2" (2.76m x 2.19m)

uPVC double glazed window to front. Radiator.

BATHROOM

7' 0" x 5' 6" (2.14m x 1.69m)

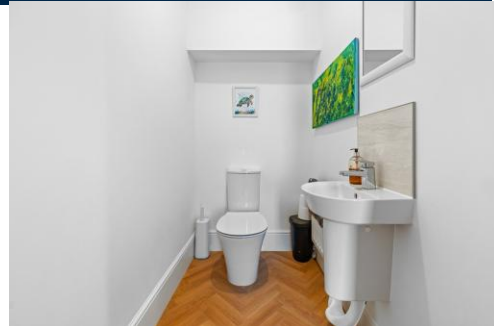
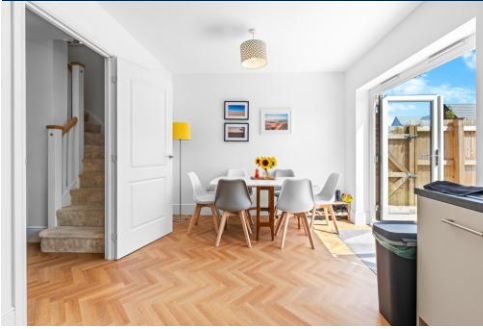
A white suite to include low level WC, floating wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. LVT flooring. Ladder radiator. Extractor fan.

OUTSIDE REAR GARDEN

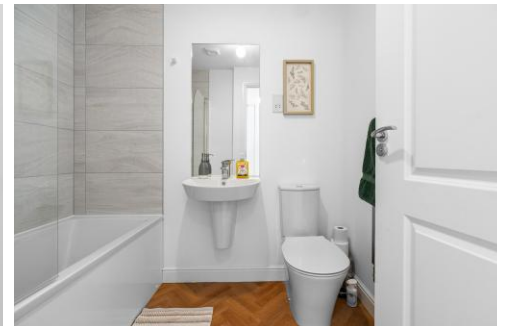
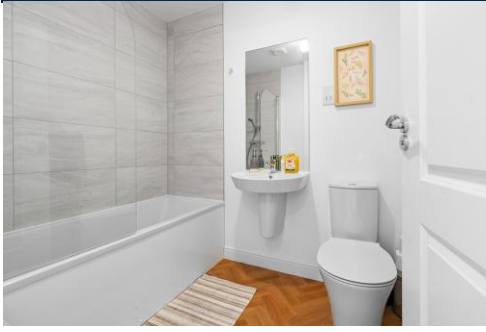
A landscaped, South facing rear garden with paved patio, lawn and shrub borders. Boundary wall and fence with gated side access to rear parking. External tap and power points. Parking for two vehicles.



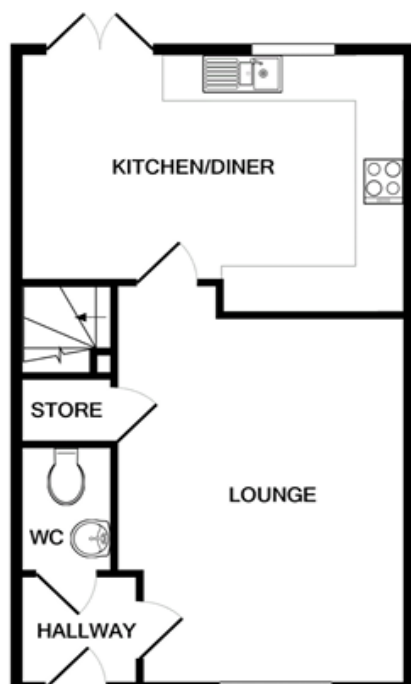
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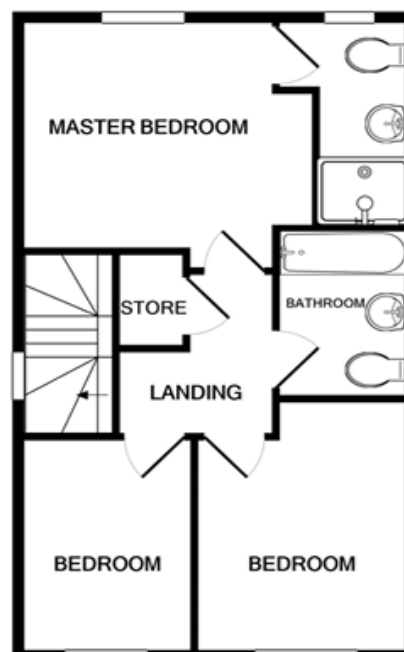
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85 HEOL CYNWRIG, CARDIFF CF5 2DB



GROUND FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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