



3 AEL-Y-BRYN
RADYR
CARDIFF CF15 8AZ

ASKING PRICE OF
£525,000



DETACHED BUNGALOW



3



1



2



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**** THREE BEDROOM BUNGALOW ****

BEAUTIFULLY PRESENTED TO A SHOW HOME STANDARD ** An exceptionally well presented three bedroom bungalow in the desirable area of Radyr, being a short distance from local amenities and a short drive to the A470 and M4 link. Entrance hall with large storage cupboard, cloakroom, spacious lounge opening to the dining room, modern fitted 'Magnet' kitchen with integrated appliances and quartz worktops, inner hallway, three good sized bedrooms and a modern family bathroom. Paved courtyard garden to side, a delightful rear garden comprising patio and lawn, lawned front garden and driveway leading to garage. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1341 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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 HALLWAY

Approached via a composite front door with double glazed windows to centre part, obscure double glazed window to side of front door, leading to the entrance hallway, wood flooring, large storage cupboard, radiator and double opening doors to dining room. Door to cloakroom.

CLOAKROOM

White suite comprising low level W.C, pedestal wash hand basin, tiled flooring, wall tiling to half height, window to front and chrome heated towel rail.

DINING ROOM

10' 9" x 10' 4" (3.28m x 3.16m)

Ample space for large family dining table, window to side and window overlooking the side courtyard, wood flooring, radiator and opening to lounge.

LOUNGE

18' 10" x 11' 3" (5.76m x 3.43m)

An excellent sized principal reception with large picture window to front, window to rear, tall vaulted ceiling, feature fireplace with living flame gas fire, granite hearth, wood flooring and double panelled radiator.

KITCHEN/BREAKFAST ROOM

15' 8" x 11' 5" (4.78m x 3.50m)

A modern fitted Magnet kitchen appointed along three sides in 'Midnight Blue' handle less fronts beneath quartz worktop surfaces, inset sink with worktop side drainer, inset four ring hob with extractor fan above with integrated oven below, integrated washer dryer, integrated slim line dishwasher, matching range of eye level wall cupboards, quartz upstand splashback and quartz full splashback behind hob, inset pull out pantry storage cupboard, breakfast bar island with storage and quartz worktop, tilt and turn window/door to side, window and door to additional side leading to the side courtyard, quality Amtico flooring and modern vertical radiator. Door to inner hallway. Downlighting fitted.

INNER HALLWAY

With doors to all bedrooms and bathroom. Access to roof space, quality Amtico flooring, radiator and airing cupboard housing the 'Worcester' combi gas central heating boiler.

BEDROOM ONE

13' 10" x 11' 7" (4.23m x 3.54m)

An excellent sized, bright principal double bedroom with windows to rear and overlooking courtyard, quality laminate flooring and radiator. Sharps fitted wardrobes.

BEDROOM TWO

13' 10" x 11' 7" (4.23m x 3.54m)

Overlooking the delightful rear garden, a second double bedroom, quality laminate flooring and radiator.

BEDROOM THREE

10' 4" x 8' 7" (3.15m x 2.63m)

Overlooking the rear garden, a good sized third bedroom, quality laminate flooring, radiator and large storage cupboard with shelving.

FAMILY BATHROOM

7' 8" x 5' 8" (2.35m x 1.75m)

White suite comprising low level W.C, wash hand basin, bath with shower mixer tap, full wall tiling, obscure glass window to side, recessed spotlights and heated towel rail.



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OUTSIDE

SIDE COURTYARD

A delightful side courtyard comprising paved patio and inset flower bed, timber gate to front and pathway to side. Two large storage cupboards and door to garage.

REAR GARDEN

Attractive rear garden comprising paved patio leading onto a shaped area of lawn, flower bed to one side, decorative stone patio and relaxation area. Two double outside power sockets.

FRONT GARDEN

Beautifully manicured front lawn, paved pathway to front door, maturing low level trees to front boundary and driveway leading to garage. Gates to either side leading to rear garden.

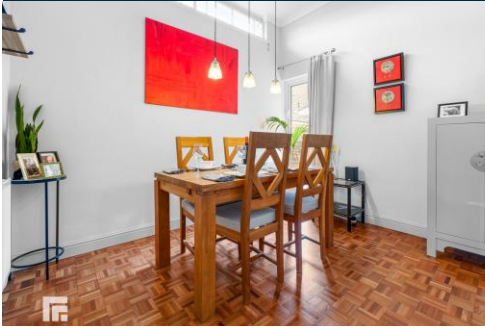
GARAGE

19' 0" x 8' 11" (5.80m x 2.74m)

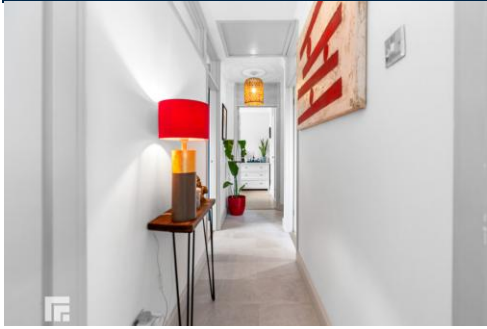
With up and over access door, cold water tap, power and lighting.



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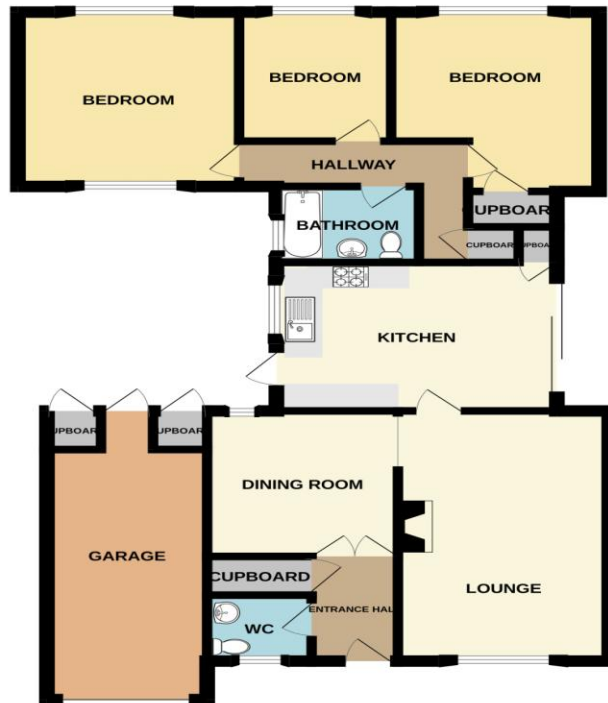


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GROUND FLOOR
1341 sq.ft. (124.6 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 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 as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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