



**52 VISTA RISE**  
RADYR WAY  
CARDIFF CF5 2SD

ASKING PRICE OF  
**£225,000**



**MID TERRACE HOUSE**



**\*\* TWO BEDROOM MID TERRACE FAMILY HOME \*\* LONG REAR GARDEN \*\*** A well presented two bedroom mid terrace family home in a convenient location being a short distance from amenities and transport links. Hallway, lounge and diner, neat fitted kitchen and breakfast room with door to rear garden. To the first floor are two bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazing. Long paved patio rear garden. Parking space to front. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 565 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### LOCATION

Radyr Way is a popular residential suburb within the Fairwater and Danescourt area that is well served by it's amenities. These include a local shopping precinct, doctors & dentist surgeries, a child's play area, a public house, a train station & convenient bus routes.

#### ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the hall. Quality laminate flooring. Staircase to first floor. Radiator.

#### LOUNGE AND DINER

16' 9" x 11' 8" (5.11m x 3.58m)  
Overlooking the entrance approach, a good sized primary reception. Quality laminate flooring. Two radiator. Door to kitchen.

#### KITCHEN AND BREAKFAST ROOM

11' 8" x 7' 10" (3.57m x 2.40m)  
Well appointed along three sides in grey finish panelled fronts beneath laminate worktop surfaces. Inset sink with side drainer. Integrated fridge freezer. Plumbing for washing machine. Slot in cooker to remain. Matching range of eye level wall cupboards. Wall mounted combi gas central heating boiler. Tiled splash back. Door to rear garden. Space for breakfast bar or table. Radiator.

#### FIRST FLOOR

#### LANDING

Approached via an easy rising staircase leading to the central landing area. Access to part boarded roof space with lighting.

#### BEDROOM ONE

13' 8" x 11' 8" (4.19m x 3.56 maxm)  
Overlooking the entrance approach, a good sized primary bedroom. Large storage cupboard. Radiator.

#### BEDROOM TWO

10' 10" x 6' 6" (3.32m x 1.99m)  
Overlooking the rear garden, a good sized second bedroom. Radiator.

#### FAMILY BATHROOM

White suite comprising low level wc, vanity wash basin with storage below, panelled bath with 'Triton' shower above. Full wall tiling. Obscure glass window to rear. Chrome heated towel rail.

#### OUTSIDE

#### REAR GARDEN

A large, low maintenance rear garden laid with paved patio. Enclosed by timber fencing. Outside tap. Lockable timber gate to rear.

#### FRONT GARDEN

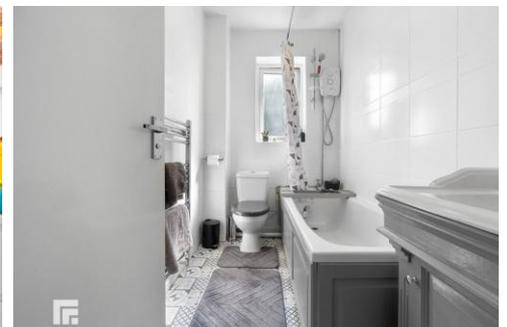
Area of slate chippings to front.

#### PARKING

Parking space to front being directly in front of the property.



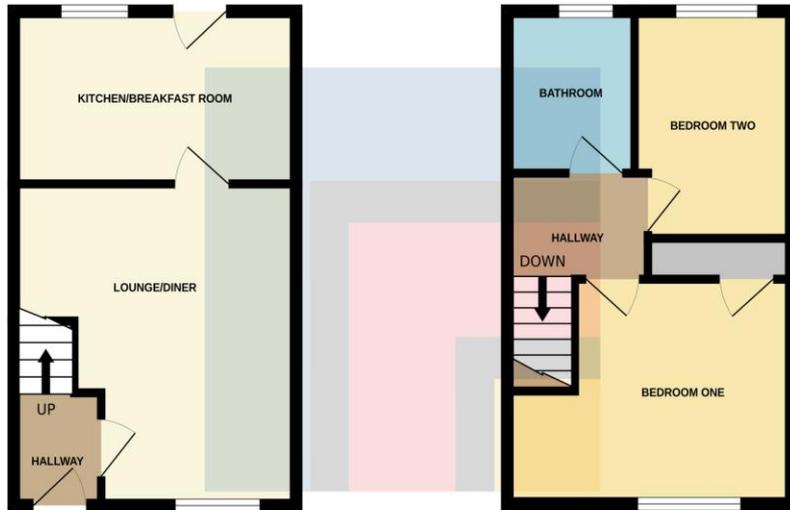
# 52 VISTA RISE, RADYR WAY, CARDIFF CF5 2SD



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GROUND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.

1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
69-80	C	71 C	78 C
55-68	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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