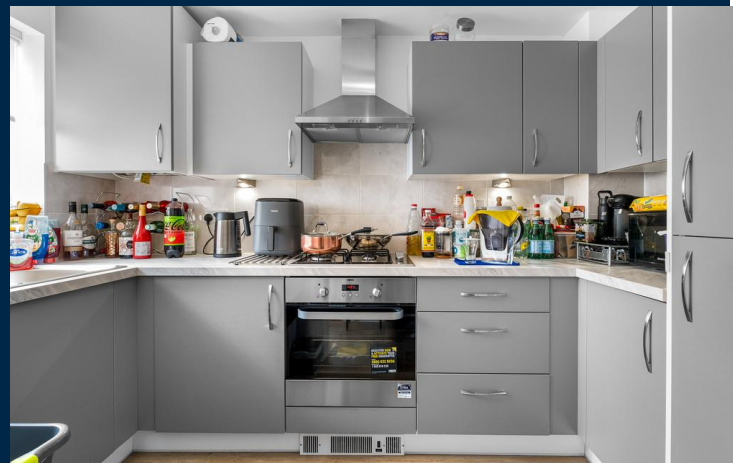




29 DOL ISAF
RADYR
CARDIFF CF15 8HF

OFFERS IN EXCESS OF
£290,000



MID TERRACE HOUSE



2



1



2



1

**** MODERN TWO DOUBLE BEDROOM MID TERRACE FAMILY HOME **** A modern, well presented mid terrace family home in the sought after area of Radyr. Entrance hall, cloakroom, modern fitted kitchen with integrated appliances, lounge and diner with french doors to the rear garden. To the first floor are two double bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazing. Low maintenance rear garden. Two parking spaces to front. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 647 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 entrance door leading to the hallway. Staircase to first floor. Laminate flooring. Radiator.

CLOAKROOM

Quality white suite comprising low level wc, pedestal wash hand basin. Tiled splash back. Laminate flooring. Obscured glass window to front. Radiator.

KITCHEN

10' 4" x 5' 6" (3.16m x 1.68m)
Well appointed along three sides in units and laminate worktops. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated washing machine. Integrated slim line dishwasher. Integrated fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Laminate flooring. Window to front.

LOUNGE AND DINER

16' 0" x 12' 2" (4.89m x 3.73m)

With french doors leading to the rear garden, a good sized reception. Large storage cupboard. Laminate flooring. Ample space for family seating and dining. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Laminate flooring. Radiator.

BEDROOM ONE

12' 2" x 9' 10" (3.73m x 3.02m)

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

BEDROOM TWO

12' 2" x 9' 6" (3.73m x 2.90m)

Overlooking the entrance approach, a second double bedroom. Over stairs storage. Laminate flooring. Radiator.

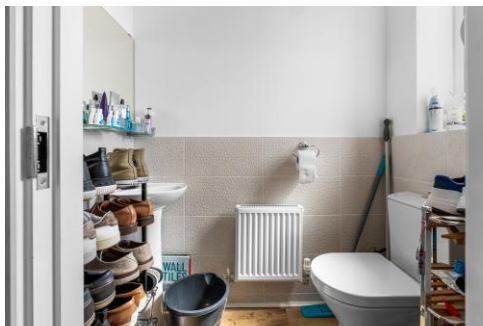
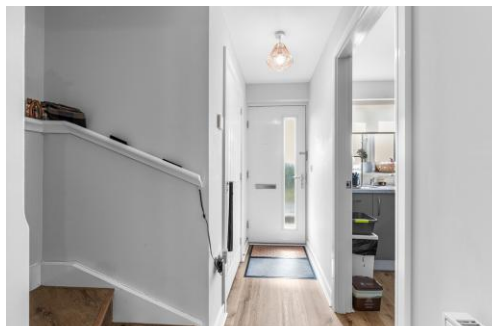
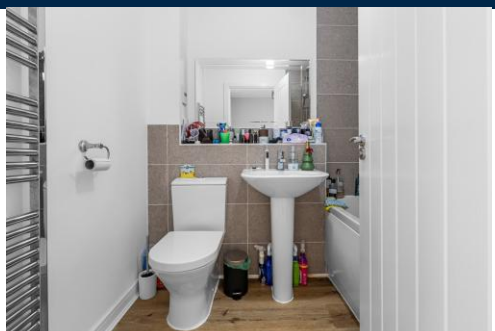
FAMILY BATHROOM

6' 8" x 5' 6" (2.04m x 1.69m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with twin head chrome shower above. Wall tiling to splash back areas. Electric shaver point. Laminate flooring. Extractor fan. Chrome heated towel rail.



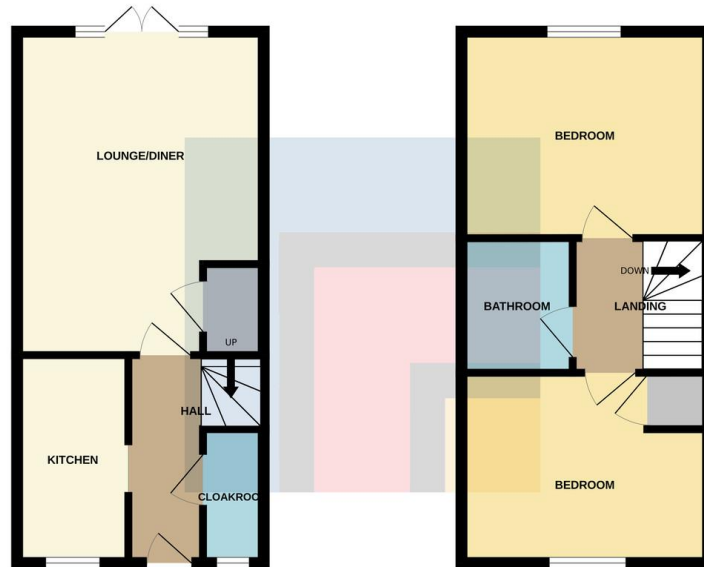
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GROUND FLOOR
323 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR
323 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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 condition or efficiency can be given.
Made with Metropac 10025

Score	Energy rating	Current	Potential
92+	A		98 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

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



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