



30 HEOL ROALD DAHL
RADYR
CARDIFF CF15 8GT

ASKING PRICE OF
£430,000



SEMI-DETACHED PROPERTY



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2



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**** THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME ** WELL PRESENTED REAR GARDEN ** NO CHAIN**

**** A beautifully presented Redrow built 'Ludlow' design, three bedroom semi detached family home in popular area of Radyr. Short distance from local amenities and transport links. Entrance hallway, cloakroom, spacious lounge, modern kitchen and dining room with integrated appliances and utility cupboard, second sitting room. To the first floor are three good sized bedrooms, primary bedroom with ensuite shower room, separate family bathroom. Gas central heating. Double glazing. Delightful garden with built in planters. Tandem parking for up to two cars. EPC Rating: B**

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1183 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated on the much sought after Parc Plymouth development in the semi rural village of Radyr. Local amenities include a parade of shops, restaurant, golf and tennis clubs, doctors and dentists surgeries, train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to a spacious hallway. Staircase to first floor. Under stair storage cupboard. Quality LVT flooring. Radiator.

CLOAKROOM

5' 9" x 2' 11" (1.76m x 0.89m)

White suite comprising of low level wc, wash hand basin with tiled splash back areas. Obscured glass window to front. Radiator.

LOUNGE

15' 9" x 10' 11" (4.82m x 3.35m)

An excellent sized reception with large window to front. Radiator.

KITCHEN/DINER

18' 0" x 11' 3" (5.51m x 3.44m)

A modern kitchen with a range of base and eye level units with a mix of white and wood grain effect fronts below laminate worktops appointed along three sides. Inset 1.5 bow stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated Siemens oven and separate grill. Integrated fridge freezer. Integrated dishwasher. Tiled splashback. Ample space for large family dining table. Open entryway to rear extension. Panelled wall to one side. Utility cupboard with plumbing for washing machine. Radiator.

FAMILY ROOM

17' 0" x 9' 10" (5.20m x 3.01m)

Approached via the kitchen through open entryway. Dual aspect windows to side and rear. Two skylights. Bifold doors to rear garden. Two radiators.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space. Large over stairs airing cupboard housing the 'ideal logic' gas central heating boiler. Window to side. Radiator.

BEDROOM ONE

11' 2" x 11' 4" (3.41m x 3.46m)

Overlooking the front entrance approach, a good sized primary bedroom. Two sets of fitted wardrobes. Door to ensuite. Radiator.

ENSUITE

7' 4" x 4' 1" (2.24m x 1.27m)

A quality white suite comprising of a low level wc, vanity wash hand basin, double width shower cubicle with sliding glass door and chrome shower. Tiled splashback. Electric shaver point. Tiled flooring. Extractor fan. Chrome heated towel rail.



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BEDROOM TWO

11' 6" x 9' 1" (3.52m x 2.79m)

An excellent sized second bedroom with views to the rear. Radiator.

BEDROOM THREE

8' 7" x 8' 5" (2.64m x 2.57m)

Aspect to rear, a good sized third bedroom. Radiator.

FAMILY BATHROOM

6' 6" x 5' 6" (2.00m x 1.68m)

Quality family bathroom with white suite comprising of low level wc, wash hand basin, panelled bath with chrome shower above and swivel glass shower screen with tiling to splash back areas. Half height tiles. Tiled flooring. Obscured glass window to front. Electric shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

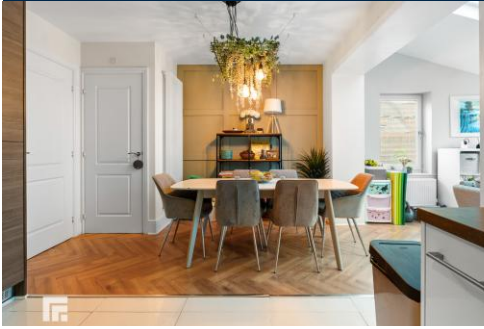
A beautifully presented rear garden with patio leading on to wooden decking area. An area of lawn bordered by brick wall. Built in planters. Side access with small enclosed patio area with built in brick fireplace. Outside tap. Garden shed.

FRONT GARDEN

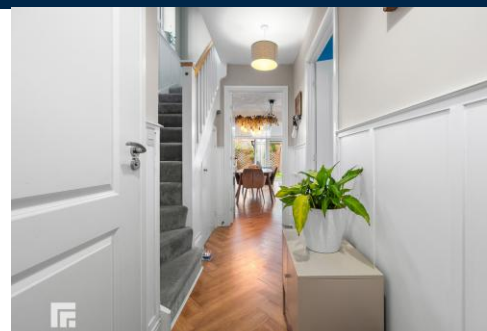
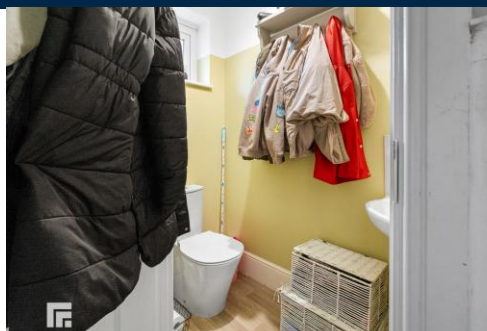
Shrubs to borders. Paved pathway to front door. In tandem driveway to the side.



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GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

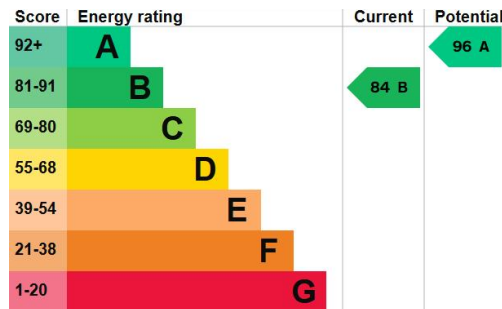
1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.2 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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