



**29 BRYN DERWEN**  
RADYR  
CARDIFF CF15 8SW

ASKING PRICE OF  
**£259,950**



**SEMI-DETACHED HOUSE**



**3**



**1**



**1**



**1**

**\*\* THREE BED SEMI DETACHED FAMILY HOME \*\* NO CHAIN \*\*** A spacious three bedroom semi detached family home in the sought after area of Radyr. Entrance porch, spacious lounge, kitchen and diner. To the first floor are three bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazed windows. South west facing lawned rear garden. No chain. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 738 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 dentist surgeries, Italian restaurant, a selection of cafes, The Radyr Tap bar, two highly regarded primary schools and comprehensive school. There is also a train station and regular bus service to and from the city centre. Nearby Morganstown village provides The Tynant Pub and Pughs Garden Village.

#### ENTRANCE PORCH

Approached via a uPVC entrance door leading to the entrance porch way.

#### LOUNGE

14' 9" x 14' 3" (4.52m x 4.35m)

Overlooking the entrance approach, a good sized primary reception. Staircase to first floor. Two radiators. Opening to kitchen.

#### KITCHEN AND DINER

14' 9" x 10' 7" (4.51m x 3.25m)

With units to three sides and worktops above. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for range style cooker. Space for fridge freezer. Matching range of eye level wall cupboards. Window to rear. French doors to rear garden. Under stairs storage cupboard. Radiator. Concealed gas central heating boiler.

#### FIRST FLOOR

##### HALLWAY

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Storage cupboard.

##### BEDROOM ONE

13' 6" x 8' 4" (4.12m x 2.56m)

Overlooking the entrance approach, a good sized primary bedroom. Built in wardrobe. Radiator.

##### BEDROOM TWO

9' 5" x 8' 1" (2.88m x 2.47m)

Overlooking the rear garden, a second double bedroom. Built in wardrobe. Radiator.

##### BEDROOM THREE

10' 6" x 6' 1" (3.21m x 1.87 max)

Aspect to front. Radiator.

##### FAMILY BATHROOM

6' 4" x 5' 7" (1.95m x 1.72m)

White suite comprising low level wc, wash hand basin, panelled bath with 'Triton' shower above. Tiled splash back. Electric shaver point. Obscured glass window to rear. Radiator.

##### OUTSIDE

##### REAR GARDEN

A south west facing rear garden comprising paved patio and area of lawn. Enclosed by timber fencing. Gate giving access to side. Outside tap.

##### FRONT GARDEN

Area of decorative stones and lawn to front. Side access.



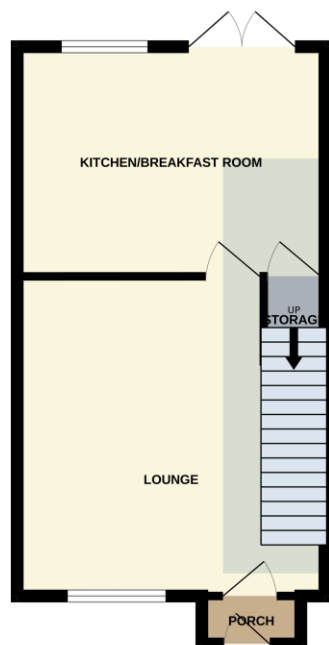


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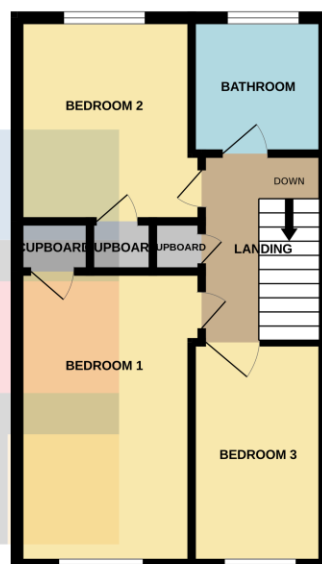


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GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**RADYR** 029 2084 2124

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Glamorgan, CF15 8AA



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