

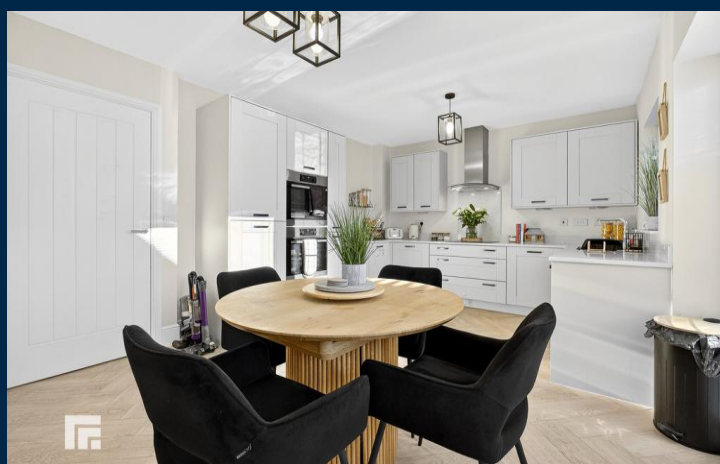
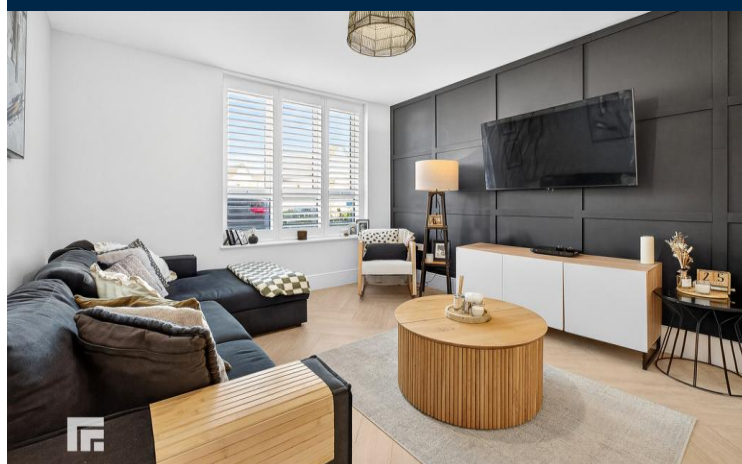


26 RHODFA GROES WEN

CARDIFF CF5 2DD

ASKING PRICE OF

£395,000



SEMI-DETACHED PROPERTY



3



2



3



1

**** SEMI DETACHED PROPERTY ** THREE BEDROOMS ** SOUTH FACING REAR GARDEN ** DRIVEWAY **** A beautifully presented three bedroom Redrow 'WYE' style semi-detached property. Entrance hallway, spacious family lounge, open plan kitchen/dining room, utility cupboard and WC. To the first floor; master bedroom with built in wardrobes and en-suite shower room, a second good sized double bedroom, family bathroom and third bedroom. Landscaped south facing rear garden. Driveway for two vehicles. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 986 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, cafe/restaurant, train station and convenient bus routes with regular service to and from the City Centre, and also the River Taff for access to the Taff Trail.

ENTRANCE HALLWAY

Entered via a modern composite door, understairs storage cupboard. Additional built in utility cupboard with plumbing for washing machine and space for tumble dryer. 'LVT' flooring. Radiator. Stairs to first floor. Doors to all rooms.

CLOAKROOM

Modern white suite; low level WC, corner wall hung wash hand basin with chrome mixer tap and tiled splashback. Radiator. 'LVT' flooring. Obscured glass window to front.

LOUNGE

15' 10" x 11' 1" (4.84m x 3.39m)

A spacious family lounge with quality 'LVT' wood effect flooring. Radiator. uPVC window to front. Window shutters to remain.

KITCHEN/DINING ROOM

18' 0" x 11' 4" (5.51m x 3.47m)

Appointed along three sides, modern shaker style cupboards beneath quartz worktops and splashbacks, 1 set 1.5 bowl stainless steel sink with chrome mixer tap, integrated four ring ceramic hob, integrated two single ovens, integrated fridge/freezer and integrated fridge/freezer. All integrated appliances are 'AEG'. 'LVT' flooring. Ample space for dining room table. Radiator. uPVC window to rear. Double French doors with window to each side opening into the rear garden.

FIRST FLOOR

LANDING

uPVC window to side. Access to boarded roof space with light and ladder. Large built in storage cupboard. Built in cupboard housing 'Ideal' combi boiler. Doors to all rooms

BEDROOM ONE

10' 9" x 8' 11" (to wardrobes) (3.30m x 2.73m)

A good sized master bedroom. Built in 'Hammonds' wardrobes to one side. uPVC window to front with shutters. Radiator. Door to en suite.

ENSUITE

8' 0" x 3' 11" (2.44m x 1.20m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, shower cubicle either chrome shower and glass sliding shower screen. Extractor fan. Shaving point. Chrome heated towel rail. Tiled flooring.

BEDROOM TWO

12' 3" x 9' 8" (3.75m x 2.95m)

A second double bedroom. Radiator. uPVC window to rear.

BEDROOM THREE

11' 0" (max) x 8' 1" (3.36m x 2.48m)

A third bedroom. Radiator. uPVC window to rear.



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FAMILY BATHROOM

6' 8" x 5' 10" (2.04m x 1.80m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, bath with chrome mixer tap, chrome shower and glass shower screen. Chrome heated towel rail. Shaving point. Extractor fan. Half wall tiling. Tiled flooring. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

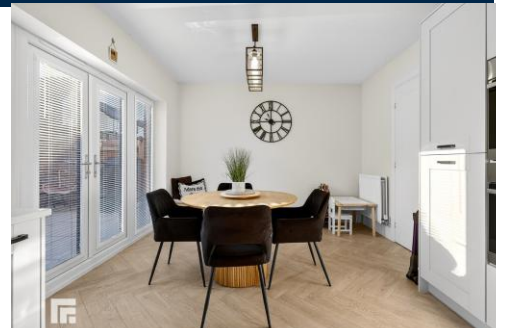
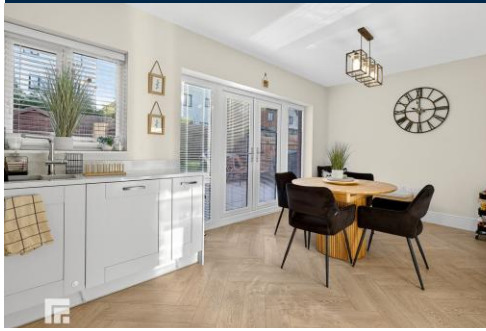
A beautifully landscaped south facing rear garden. Bordered by a timer fence with large paved patio area leading to an area of artificial lawn. Composite decked area with tiled seating area. Timber shed. Timber gate to side for access. Outside tap.

FRONT GARDEN

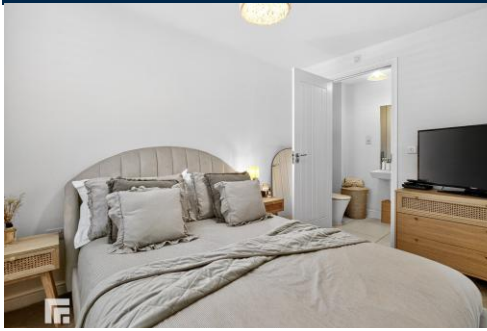
Paved area leading to front door and gate to side for access to the rear garden. Driveway with parking for two vehicles side by side.



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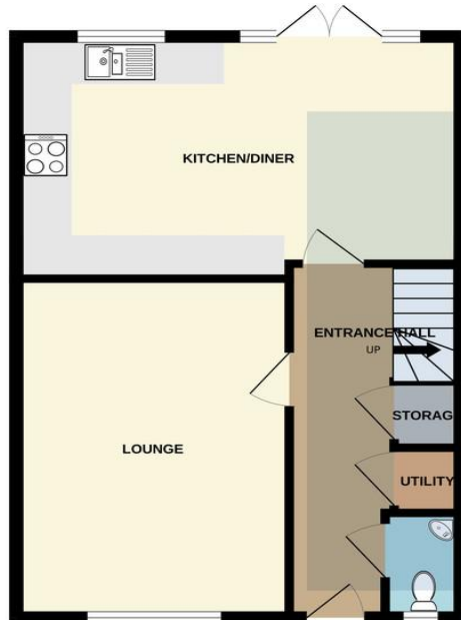


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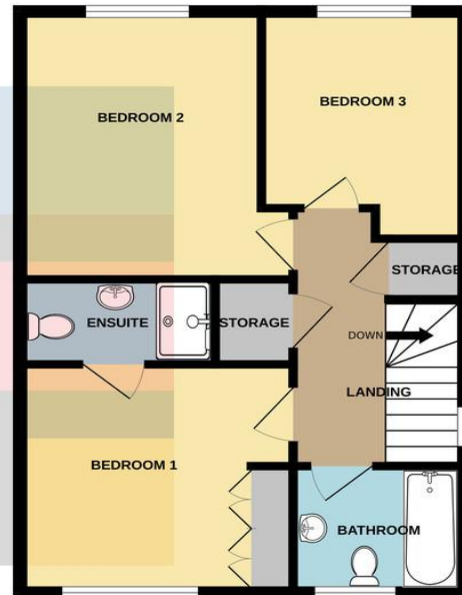


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GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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