

16 Cefn Coch,

Radyr, Cardiff, CF15 8BJ



Estate Agents and Chartered Surveyors

Asking Price Of

£289,950



Semi-Detached Bungalow



# Property Description

**\*\* RECENTLY REFURBISHED \*\* SPACIOUS SEMI DETACHED BUNGALOW \*\*** A delightful, recently refurbished two bedroom semi detached bungalow in a cul de sac location in Radyr. Entrance hall, spacious lounge, newly fitted kitchen, two bedrooms and a newly fitted family bathroom with shower. Gas central heating, newly fitted carpets and internal doors. NO CHAIN. EPC Rating: D

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 700 sq. ft.**

**Viewing Arrangements  
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 HALL

Approached via a upvc double glazed door leading to the I-shaped hallway, access to roof space and airing cupboard.

## LOUNGE

20' 11" x 10' 7" (6.39m x 3.23m)

An excellent sized principal reception with French doors to the rear garden, radiator and open plan with kitchen.

## KITCHEN/BREAKFAST ROOM

16' 10" x 9' 3" (5.15m x 2.82m)

Newly fitted kitchen, well appointed along three sides in light grey gloss fronts beneath worktop surface, inset sink with side drainer, inset four ring hob with cooker hood above, integrated oven, integrated microwave, matching eye level cupboards, window to rear, door and window to side, herringbone effect vinyl flooring and radiator.

## BEDROOM ONE

13' 1" x 10' 7" (3.99m x 3.24m)

Overlooking the lawned front garden, a principal double bedroom, built in wardrobe, additional cupboard housing the 'Vaillant' gas central heating boiler.

## BEDROOM TWO

9' 2" x 8' 3" (2.80m x 2.53m)

Aspect to front, a good sized second bedroom, radiator.

## FAMILY BATHROOM

6' 4" x 5' 6" (1.94m x 1.70m)

Newly fitted white suite comprising low level W.C, vanity wash basin with storage below, panelled bath with chrome shower above, swivel shower screen, wall tiling to splash back areas, tiled flooring and chrome heated towel rail.

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OUTSIDE

REAR GARDEN

Large paved patio, area of lawn with inset plants and shrubs, hedgerow to rear boundary with double access gates from Bryn Derwen, wide side path.

FRONT GARDEN

Area of lawn and decorate slate, steps down to entrance path, long driveway leading to garage.

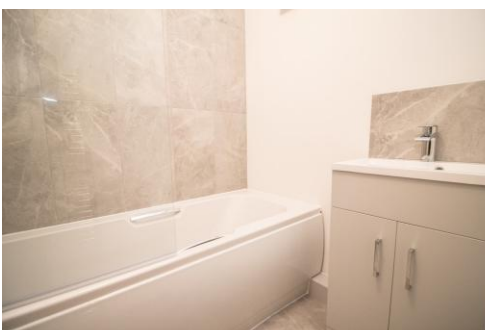
GARAGE

Single garage with up and over access door.

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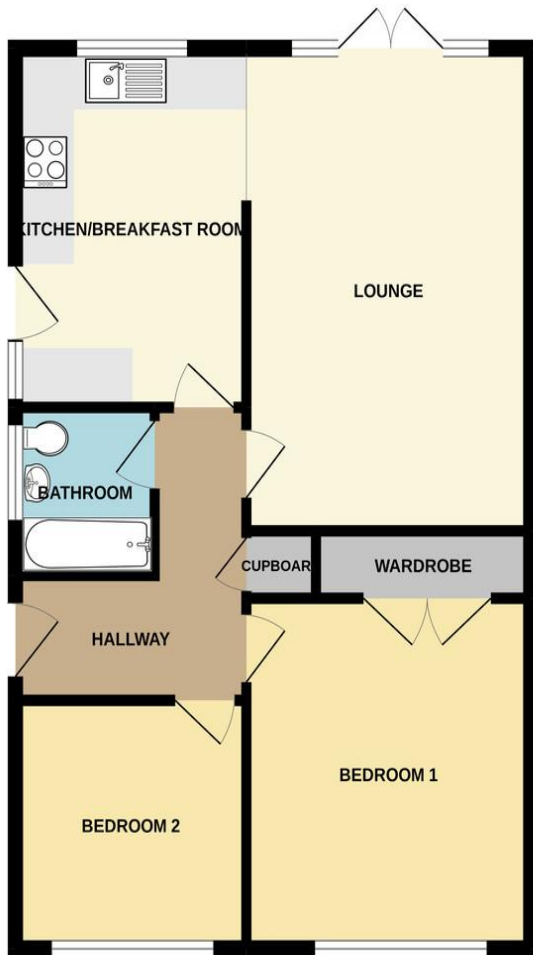


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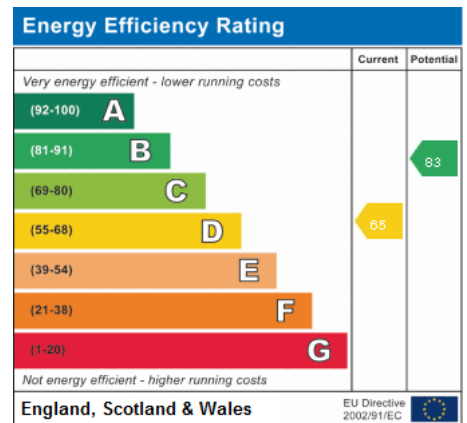


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GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700sq.ft. (65.0 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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