

2 Maple Tree Close, Radyr, Cardiff, CF15 8RU



Estate Agents and
Chartered Surveyors

Asking Price Of

£400,000



Detached Property

4

1

2

2

Property Description

**** FOUR BEDROOM DETACHED ON CORNER PLOT **
NO CHAIN ** SOUGHT AFTER LOCATION **** A well proportioned four bedroom detached family home in the sought after area of Radyr. The accommodation briefly comprises; entrance hallway, cloakroom, lounge, dining room and kitchen. To the first floor are four bedrooms and family bathroom. Gas central heating. Spacious wrap around rear and side gardens. Driveway to front and single garage. EPC rating: E

Tenure Freehold

Council Tax Band G

Floor Area Approx 1319 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

Entered via driveway to single garage and front porchway.

HALLWAY

14'9" x 7'0" (4.50m x 2.15m)
Entered via UPVC double glazed front door with matching side window into hallway. Parquet wood flooring. Doors to lounge, kitchen and WC. Stairs to first floor radiator.

LOUNGE

14' 3" x 11' 10" (4.35m x 3.62m)
uPVC double glazed window to front. Feature electric fireplace with marble hearth. Radiator. Parquet wood flooring. Opening to dining room.

DINING ROOM

11' 10" x 8' 11" (3.62m x 2.73m)
uPVC double glazed French patio doors to rear garden. Parquet wood flooring. Radiator. Door to kitchen.

KITCHEN

15' 11" x 8' 5" (4.87m x 2.57m)
The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink with complementary work top. Fitted electric double oven, gas hob with extractor hood over. Integrated dishwasher and fridge. Tiled splashback, laminate wood flooring, spotlights, radiator and uPVC double glazed window to rear. Door to lobby leading to integral single garage and external door to side.

FIRST FLOOR

LANDING

Doors to four bedrooms and family bathroom. Airing cupboard housing gas central heating boiler. Loft access.

BEDROOM ONE

16' 3" x 10' 7" (4.96m x 3.24m)
uPVC double glazed window to front. Radiator. Storage cupboard.

BEDROOM TWO

12' 7" x 11' 10" (3.86m x 3.62m)
uPVC double glazed window to rear. Fitted wardrobe. Radiator.

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BEDROOM THREE

11' 6" x 7' 4" (3.53m x 2.25m)

uPVC double glazed window to rear. Fitted wardrobe. Radiator.

BEDROOM FOUR

8' 6" x 8' 5" (2.61m x 2.59m)

uPVC double glazed window to front. Radiator. Storage cupboard.

BATHROOM

6' 11" x 5' 4" (2.11m x 1.64m)

A white suite comprising; low level WC, pedestal wash and basin and panelled bath with shower over and glass screen. Radiator, extractor fan, uPVC double glazed window to side.

OUTSIDE

REAR GARDEN

A spacious rear garden wrapping around the rear and side of the property, mainly laid to lawn with paved patio areas and mature hedge and shrub borders. Outside tap, boundary fence, gated side access

SINGLE GARAGE

Up and over single garage door. Light and power.

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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 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		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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