

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






MIN-Y-COED  
RADYR



# MIN-Y-COED

RADYR, CF15 8AQ - £415,000

Welcome to this charming detached house located in the sought-after area of Min-Y-Coed, Radyr, Cardiff. This property requires refurbishment and could make a lovely family home. One of the standout features of this house is the garage, providing ample storage space or the perfect spot to park your vehicle. Additionally, the parking area allows for up to three vehicles, making it ideal for families with multiple cars or guests visiting. Nestled in a tranquil neighbourhood, this detached house offers a peaceful escape from the hustle and bustle of city life while still being conveniently located near local amenities. Don't miss out on the opportunity to make this house your home sweet home in Cardiff.

 3 bedroom(s)  1 bathroom(s)  1382.00 sq ft

- ENTRANCE HALL**  
4.01m x 1.78m (13'2" x 5'10")
- CLOAKS**  
1.83m x 0.91m (6' x 3')
- LOUNGE**  
5.33m x 4.29m (17'6" x 14'1")
- DINING ROOM**  
4.22m x 3.61m (13'10" x 11'10")
- KITCHEN**  
3.96m x 3.66m (13' x 12')
- UTILITY ROOM**  
3.68m x 1.83m (12'1" x 6')
- GARAGE**  
5.33m x 2.49m (17'6" x 8'2")
- LANDING**  
4.88m x 0.81m (16' x 2'8")
- BEDROOM**  
4.32m x 4.11m (14'2" x 13'6")
- BEDROOM**  
3.91m x 3.89m (12'10" x 12'9")
- BEDROOM**  
4.19m x 3.61m (13'9" x 11'10")
- BATHROOM**  
3.00m x 2.92m (9'10" x 9'7")
- FRONT GARDEN & DRIVEWAY**  
Driveway which leads to an integral garage. Area laid to lawn with hedge to front & paved patio.

**REAR GARDEN**  
A tiered garden with a good size paved patio with steps leading down to a further area. Wooden fenced boundaries. Purpose built storage shed made from concrete construction.

**PROPERTY CONSTRUCTION**  
The property is made from cavity wall construction with an outer layer of rendered brick work and inner cinder block.

**COUNCIL TAX**  
**RATED G**

**BROADBAND**  
According to Ofcom the speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 1MB - 220MB.

**EPC**  
Awaiting

**ADDITIONAL PROPERTY INFORMATION**  
It may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 