75 Dan-y-Bryn Avenue, Radyr

£610,000 Freehold

** FOUR BEDROOM DETACHED FAMILY HOME ** LARGE REAR GARDEN ** NO CHAIN ** A bright and spacious, four bedroom detached family home in the sought after area of Radyr being a short distance from Radyr village and transport links. Entrance hallway, cloakroom, exceptionally large lounge with feature fireplace, spacious dining room, neat fitted kitchen, inner lobby, study/playroom. To the first floor are four good sized bedrooms, primary bedroom has a corner shower, there is a separate family bath and shower room. Gas central heating. Double glazing. Large rear garden with large upper tier of paved patio leading onto an area of lawn backing onto woodlands. Lawn and driveway to front leading to the double garage. No chain. EPC Rating: D

Council Tax band: G

Tenure: Freehold

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 HALLWAY
Approached via a uPVC entrance door with large obscured glass window to front leading to the spacious entrance hallway. Staircase to first floor. Radiator.

CLOAKROOM
White suite comprising low level wc and wash hand basin. Tiled splash back to half height. Obscured glass window to front.

LOUNGE
Dimensions: 26' 4" x 12' 0" (8.05m x 3.66m). An excellent sized primary reception with large window to front, side and rear. Door to rear garden. Feature fireplace with coal effect living flame gas fire. Two radiators.

DINING ROOM
Dimensions: 12' 10" x 12' 5" (3.92m x 3.80m). Patio doors opening to the rear paved patio, an excellent sized family dining room. Radiator.

KITCHEN
Dimensions: 17' 3" x 8' 5" (5.28m x 2.58m). Appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset 2.5 bowl sink. Inset four ring hob with concealed cooker hood above and oven below. Plumbing for washing machine. Matching range of eye level wall cupboards. Tiled splash back. Tiled flooring. Window overlooking the paved patio to rear. Radiator. Door to rear lobby.

REAR LOBBY
With door to rear garden. Door to study, garage and kitchen.

STUDY/PLAYROOM
Dimensions: 13' 5" x 8' 0" (4.09m x 2.44m). Overlooking the rear patio, a versatile reception. Radiator.

FIRST FLOOR

LANDING
Approached via a quarter turning staircase leading to the spacious central landing. Large window to front.

BEDROOM ONE
Dimensions: 12' 11" x 12' 7" (3.94m x 3.84m). Large picture window overlooking the delightful rear garden and woodlands beyond, a good sized primary bedroom. A range of fitted wardrobes to one side. Corner shower cubicle and wash hand basin. Radiator.

BEDROOM TWO
Dimensions: 13' 0" x 11' 11" (3.97m x 3.64m). Overlooking the entrance approach, a second double bedroom. A range of fitted bedroom furniture including wardrobes and bedside tables to one side. Vanity wash basin with storage below. Radiator.

BEDROOM THREE
Dimensions: 12' 11" x 8' 8" (3.94m x 2.66m). Overlooking the delightful rear garden, a good sized third bedroom. Radiator.

BEDROOM FOUR
Dimensions: 9' 10" x 9' 7" (3.01m x 2.93m). Aspect to rear. Built in airing cupboard housing the hot water cylinder. Radiator.

FAMILY BATHROOM AND SHOWER ROOM
Dimensions: 6' 11" x 6' 1" (2.13m x 1.87m). Comprising low level wc, wash hand basin, panelled bath, shower cubicle or with chrome shower. Wall tiling to splash back areas. Obscured glass window to side.

OUTSIDE

REAR GARDEN

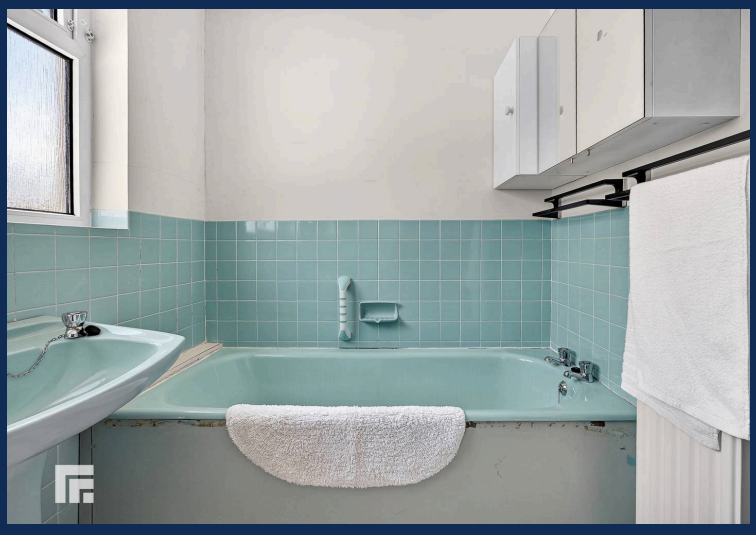
A sizeable rear garden with large upper level paved patio full enclosed with railings leading down to a lower level of well tended plants, shrubs and trees. Backing onto the delightful woodland to the rear. Please note the rear right boundary tree has a preservation order. Outside light. Outside tap to side. Side access leading to front.

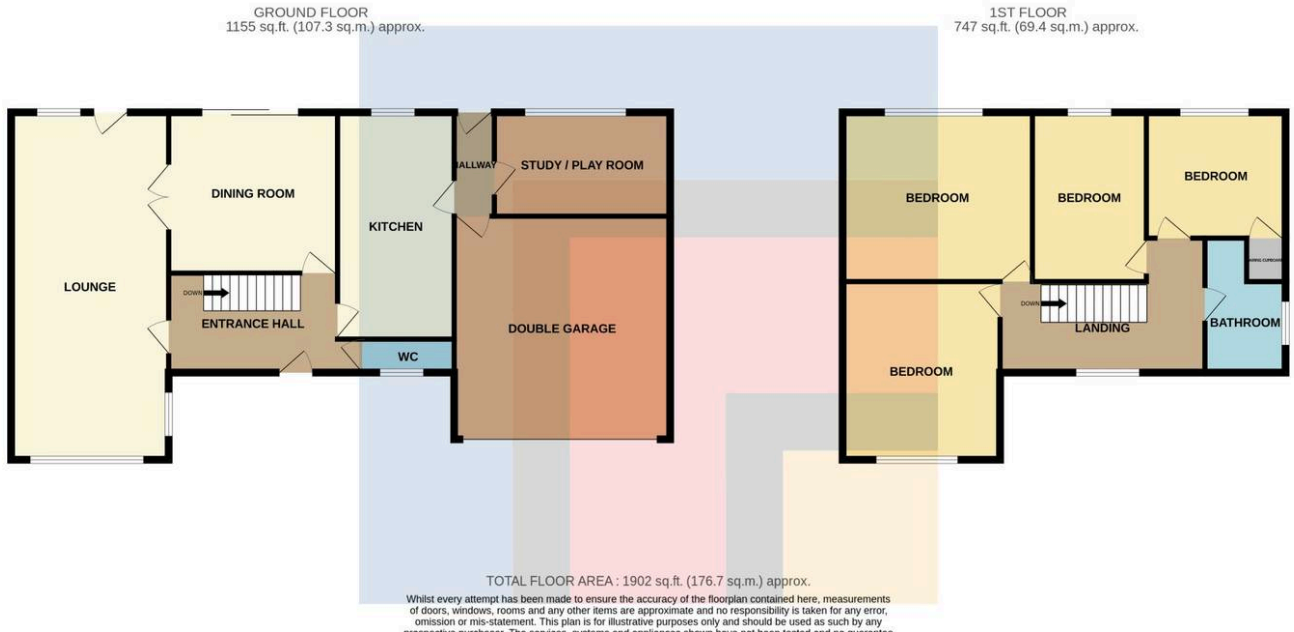
FRONT GARDEN

Area of lawn and wide driveway leading to garage.

DOUBLE GARAGE

Dimensions: 17' 7" x 16' 11" (5.36m x 5.16m). With electric up and over access door. Power and lighting. Wall mounted 'Potterton' gas central heating boiler. Window to side.





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