



5 PLAS Y MYNACH  
RADYR  
CARDIFF CF15 8GB

ASKING PRICE OF  
**£875,000**



DETACHED PROPERTY



5



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4



4

**\*\* DETACHED PROPERTY \*\* FIVE DOUBLE BEDROOMS \*\* LARGE GARDEN \*\* DOUBLE GARAGE \*\*** A beautifully presented five double bedroom family home in the sought after area of Radyr. Open porch leading to a welcoming hallway, spacious lounge, large dining room, conservatory, sitting room, kitchen/dining room, utility room and cloakroom. To the first floor master bedroom with en suite shower room, a second double bedroom with ensuite, family bathroom and three further double bedrooms. A large, tiered rear garden with patio areas and lawn area. Double detached garage and large driveway. Viewing highly recommended. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: 2131 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated on the much sought after Parc Radyr development in the semi-rural village of Radyr. Local amenities include a parade of shops, restaurant, golf and tennis clubs, doctors and dentist surgeries, train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

#### ENTRANCE

##### ENTRANCE PORCH

An open porch with tiled flooring.

#### HALLWAY

Entered via a wooden door with stain glass panels and side uPVC window, a welcoming, spacious hallway. Radiator. Solid wood flooring. Built in double oak doored storage cupboard. Half turning spindled staircase leading to the first floor. Oak doors to all rooms.

#### LOUNGE

21' 4" x 13' 9" (6.51m x 4.21m)  
6.51(into bay)X 4.21

A large, beautifully presented family lounge. Feature gas fireplace with marble mantle piece and hearth. Solid wood flooring. Two radiators. Large bay window to front. Two additional uPVC windows to side. Archway through to dining room.

#### DINING ROOM

13' 4" x 11' 11" (4.07m x 3.65m)

A spacious dining room. Radiator. Continuation of wood flooring. uOVC window to rear. Door leading to hallway. Double French doors opening into conservatory.

#### KITCHEN AND DINER

20' 10" x 13' 2" (max) (6.37m x 4.02m)  
6.37 x 4.02 max

A spacious kitchen with a range of base and eye level shaker style units appointed along three sides below marble worktops. Adjoined island with matching base units below. Inset 1.5 bowl stainless steel sink with chrome mixer tap and side drainer. Inset five ring gas hob with cooker hood above. Integrated oven and grill. Inset dishwasher. Space for American style fridge freezer. Half tiled walls. Ample space for family dining table. Window and double French doors to rear gardens. Shutters to remain. Quality tiled flooring. Two radiators.

#### SITTING ROOM

9' 10" x 9' 8" (3.01m x 2.97m)

A second reception room. Radiator. uPVC window to front. Fitted shutters. Continuation of wood flooring. Oak door to hallway.

#### CONSERVATORY

13' 11" x 10' 6" (4.26m x 3.22m)

A good sized conservatory with uPVC windows. Quality tiled flooring. Door leading to side patio. Double French doors opening into the rear garden.

#### CLOAKROOM

9' 8" x 3' 4" (2.97m x 1.04m)

Modern white suite; low level WC, ceramic wash hand basin with chrome mixer tap and vanity. Modern chrome radiator. Patterned tiled flooring. Full wall tiling. Extractor fan.



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## UTILITY ROOM

7' 0" x 6' 0" (2.15m x 1.85m)

Appointed along one side, high and low level shaker style cabinets beneath a laminate worktop, ceramic sink with chrome mixer tap and side drainer, integrated fridge freezer with additional cupboard to side. Plumbing for washing machine. Space for tumble dryer. Concealed 'Valliant' boiler. Chrome heated towel rail. Extractor fan. Spotlights. Tiled flooring and splashback. uPVC door to side.

## FIRST FLOOR

### LANDING

Approached via quarter turning staircase, a large landing area with window to front. Door to airing cupboard housing hot water cylinder. Radiator.

### BEDROOM ONE

14' 10" x 11' 8" (4.53m x 3.56m)

An excellent sized primary bedroom overlooking the entrance approach with a feature stained glass window. Three built in wardrobes appointed along one wall. Door to ensuite. Radiator.

### ENSUITE

10' 6" x 6' 11" (3.22m x 2.12m)

Quality white suite comprising of low level wc, vanity with twin wash hand basin, ample storage below. A sizeable walk in shower cubicle with twin chrome shower heads overhead. Full wall tiling. Recessed spotlights. Quality tiled flooring. Two electric shaver points. Obscured glass window to side. Heated towel rail.

### BEDROOM TWO

13' 10" x 12' 11" (4.24m x 3.94m)

Another good sized bedroom overlooking the rear garden. Two built in wardrobes appointed along one side. Door to ensuite. Radiator.

### ENSUITE

7' 4" (max) x 6' 8" (2.24m x 2.04m)

White suite comprising of low level wc, hand wash basin with storage below. Panelled shower cubicle with folding doors, twin chrome shower heads overhead. Recessed spotlights. Heated towel rail.

### BEDROOM THREE

10' 6" x 9' 8" (3.22m x 2.97m)

Double bedroom overlooking the rear garden. Radiator.

### BEDROOM FOUR

8' 11" x 10' 3" (2.74m x 3.14m)

Double bedroom overlooking rear. Radiator.

### BEDROOM FIVE

9' 11" x 9' 4" (3.03m x 2.87m)

Overlooking the front entrance approach. Built in storage. Radiator.

### FAMILY BATHROOM

7' 8" x 6' 5" (2.35m x 1.98m)

A quality white suite comprising of low level wc, wash hand basin with ample storage below. Panelled bath with twin shower heads above. Tiles to splash back areas. Recessed spotlights. Obscured glass window to side. Heated towel rail.

## OUTSIDE

### REAR GARDEN

A large, wrap around garden. Stone paved patio wraps around both sides creating a further patio seating area. Glass balustrade. Electric awning with outside wall heater. A few steps leading to large area laid to lawn with metal balustrade. Tiled steps leading to the rear of the garage for a quaint, outside, private dining area. A further paved area offers additional space for outside dining. Brick planters to one side leading to timber gate for side access. Additional timber gate to side for access to front. Three outside power sockets. Outside tap. Bordered by a timber fence and wall to one side.

### DETACHED DOUBLE GARAGE

17' 7" x 17' 6" (5.38m x 5.34m)

Double garage with two electric roller doors. Power and lighting. Pedestrian door to side leading into rear garden.

### FRONT

Steps leading to entrance. Stone area with timber gates to both sides for access to side and rear garden. Driveway with parking for up to four vehicles.



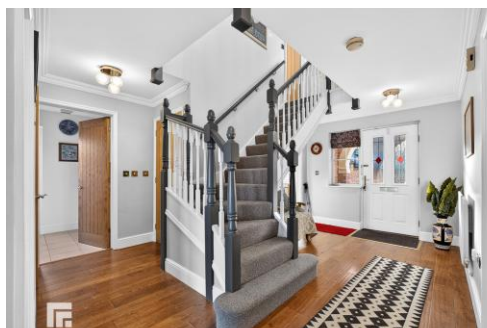
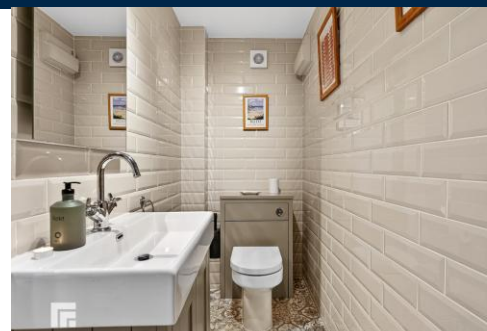


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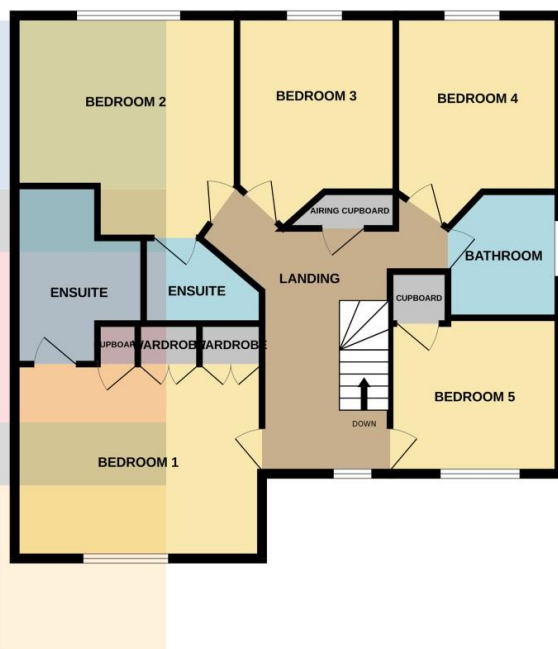


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GROUND FLOOR  
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR  
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 2131 sq.ft. (197.9 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		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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