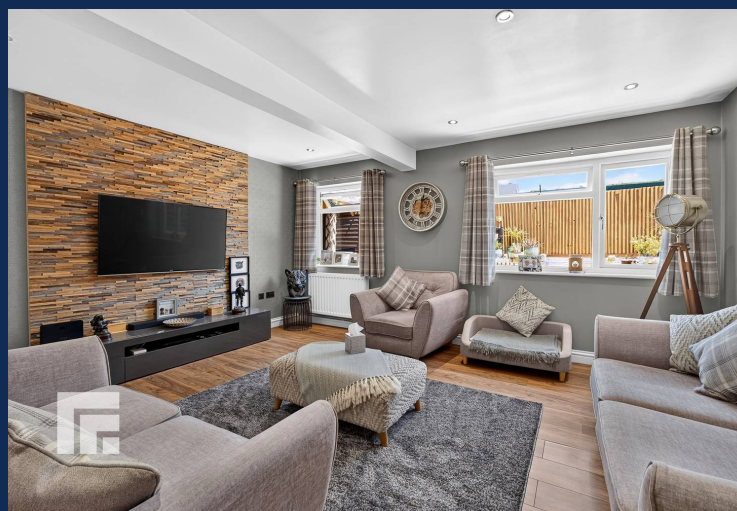




7 Bryn Rhosyn, Radyr

£450,000 Freehold

A beautifully presented three double bedroom bungalow with gardens to front, side and rear, located in the popular area of Radyr being close to transport links and amenities. Entrance hallway, lounge, large kitchen/diner and family room, three double bedrooms and a family shower room. Gas central heating. Double glazing. Delightful enclosed gardens to side and rear, comprising lawn and low maintenance paved patio as-well as decked relaxation.

Long driveway to front. No chain. EPC Rating: C

Council Tax band: F

Tenure: Freehold

Entrance Hallway

Approached via a composite entrance door leading to the spacious entrance hallway. Part tiled and part laminate flooring. Doors to all rooms. Access to roof space. Radiator.

Lounge

15' 7" x 13' 0" (4.75m x 3.95m)

With two windows overlooking the delightful rear garden. Quality laminate flooring. Recessed spotlights. Two radiators.

Kitchen/Diner And Family Room

24' 1" x 18' 1" (7.35m x 5.52m)

An excellent sized open plan kitchen/diner and family room enjoying aspect to side and rear gardens. The kitchen is well appointed along two sides in light high gloss fronts beneath solid wood worktop surfaces. Inset stainless steel sink with side drainer. Integrated oven and grill. Integrated fridge freezer. Integrated dishwasher. Large central breakfast island with inset four ring induction hob with cooker hood above. Ample space for large family dining table and seating area. Window to side pitch. Door to rear garden. Patio doors opening to the large side garden. Quality laminate flooring throughout. Two radiators.

Bedroom One

12' 8" x 11' 8" (3.87m x 3.55m)

Overlooking the lawned front garden, a good sized primary double bedroom. Fitted wardrobe to one side. Quality laminate flooring. Radiator.

Bedroom Two

18' 1" x 8' 9" (5.51m x 2.67m)

With windows to front and side, a good sized second double bedroom. Range of fitted wardrobes to one side. Recessed spotlights. Quality laminate flooring. Two radiators.

Sitting Room/ Bedroom Three

17' 3" x 7' 8" (5.26m x 2.34m)

A versatile reception or third double bedroom. Window to front. Radiator.

Family Shower Room

8' 4" x 6' 9" (2.55m x 2.07m)

Quality white suite comprising low level wc, large wash basin with storage below. Large wall in wet room style shower with mosaic tiled flooring. Airing cupboard housing the 'Worcester' gas central heating. Full wall and floor tiling. Recessed spotlights. Obscured glass window to side. Extractor fan. Chrome heated towel rail.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





GARDEN

Side garden A delightful enclosed side garden comprising large paved patio leading onto a well manicured area of lawn. Outside power points. Gate to front garden. Outside tap. Gate to rear garden.

REAR GARDEN

A large low maintenance rear garden comprising paved patio with central steps leading up to a further paved patio, decorative stones and raised decked relaxation area. Outside lighting. Gate to side garden. Two timber sheds. The owners are also happy to leave the hot tub.

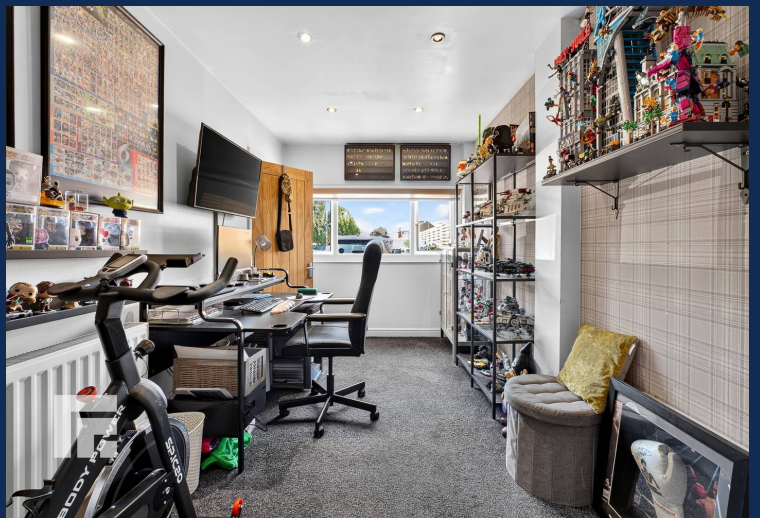
FRONT GARDEN

Large area of lawn with central tree. Gate to side garden. Long driveway for approx 2/3 cars.

DRIVEWAY

3 Parking Spaces

Long driveway to front.



GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, the floorplan is for guidance only and should not be relied upon for any purpose. The floorplan is for guidance only and should not be relied upon for any purpose. The floorplan is for guidance only and should not be relied upon for any purpose. The floorplan is for guidance only and should not be relied upon for any purpose.

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Radyr, 6 Station Road, Radyr, Cardiff, South
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