



13 GRANTHAM CLOSE
RADYR WAY
CARDIFF CF5 2EX

£375,000



DETACHED HOUSE



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**** BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED ** NO CHAIN **** A bright, spacious and beautifully presented three double bedroom detached family house in a sought after quiet close, being a short distance from local amenities and transport links. Entrance hallway, lounge, spacious dining room opening to the modern fitted kitchen with integrated appliances and wood worktops, large conservatory. To the first floor are three double bedrooms, ensuite shower room to primary bedroom and there is a modern sizeable family bath and shower room. Gas central heating. Double glazing. Low maintenance tiered rear garden. Large driveway to front. No chain. EPC Rating: tbc

LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, public house, train station and convenient bus routes. The area also boasts its own excellent primary school and falls within the catchment area for Radyr Comprehensive School.

ENTRANCE HALLWAY

Approached via a 'Solidor' composite entrance door leading to the entrance hallway. Floor to ceiling obscured double glazed windows to side. Tiled flooring. Radiator. Door to lounge. Door to garage.

LOUNGE

14' 6" x 12' 0" (4.42m x 3.68m)
Overlooking the entrance approach, a good sized primary reception. Feature wall mounted electric fire. staircase to first floor. Radiator. Door to dining room.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,209 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

DINING ROOM

11' 6" x 8' 11" (3.53m x 2.74m)

With french doors to the large conservatory and opening to the kitchen. Ample space for large family dining table. Obscured glass window to rear. Recessed spotlights. Vertical radiator.

KITCHEN

8' 9" x 8' 5" (2.69m x 2.59m)

A modern 'Howdens' fitted kitchen well appointed along three sides in light high gloss fronts with chrome bar handles beneath solid Oak wood worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset 'Neff' four ring gas hob with curved glass cooker hood above. Integrated 'Neff' oven and grill. Integrated fridge freezer. Integrated 'Smeg' dishwasher. Plumbing for washing machine. Matching range of eye level wall cupboards. Tiled splashback. Window looking into the large conservatory. Tiled flooring.

CONSERVATORY

20' 5" x 13' 8" (6.24m x 4.18m)

An excellent sized conservatory enjoying full views over the rear garden. French doors leading to the rear garden. Laminate flooring. Power and lighting. Radiator.

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the central landing area. Window to side. Large airing cupboard with shelving housing the hot water cylinder. Radiator.



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BEDROOM ONE

11' 4" x 10' 3" (3.46m x 3.14m)

Overlooking the entrance approach, a good sized primary bedroom. Radiator. Door to ensuite shower room.

EN-SUITE SHOWER ROOM

Quality white suite comprising low level wc, vanity wash basin with storage below and shower cubicle with glass screen door. Tiled flooring. Wall tiling to splash back areas. Obscured glass window to side. Recessed spotlights. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

10' 5" x 9' 0" (3.19m x 2.76m)

Overlooking the attractive rear garden, a second double bedroom. Built in wardrobe with hanging rails. Radiator.

BEDROOM THREE

10' 0" x 8' 1" (3.05m x 2.48m)

With two windows to front, a third double bedroom. Radiator.

FAMILY BATH & SHOWER ROOM

9' 1" x 6' 6" (2.79m x 1.99m)

A sizeable family bathroom with modern white suite comprising low level wc, vanity wash basin with storage below, large corner shower cubicle with 'Mira' shower and bath with central taps and shower mixer. Wall tiling to splash back areas. LVT flooring. Obscured glass window to rear. Recessed spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Key block paved patio leading onto a tiered garden of brick and stone walls with paved steps. Inset decorative stones and maturing trees. Upper tier with decked relaxation area. The garden is enclosed by timber fencing. Timber gate giving access to front.

FRONT

Driveway with parking for 2 to 3 cars.

GARAGE

18' 4" x 8' 1" (5.61m x 2.47m)

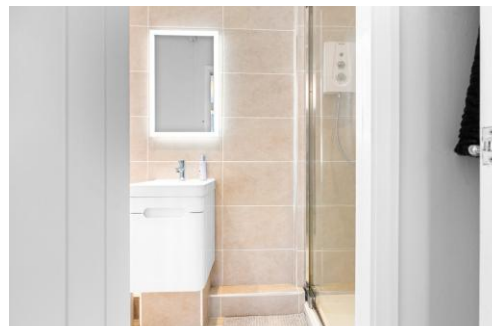
With electric roller shutter entrance door. Power and lighting. Wall mounted 'Worcester' gas central heating boiler. Door to main residence.



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GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1209 sq.ft. (112.4 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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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