



De Clare Drive,
Radyr, Cardiff,
CF15 8FY



£350,000

3 Bedrooms
House - Semi-Detached

A well presented three bedroom semi detached townhouse, ideally positioned within the highly sought after area of Radyr, enjoying an elevated outlook across the green. This attractive home offers well balanced accommodation across three floors, perfectly suited to modern family living or professional buyers seeking flexible space. The standout feature is the top floor principal bedroom suite, providing a sense of privacy and a spacious ensuite. The ground floor offers a practical and sociable layout, with a modern kitchen/breakfast room to the front and a bright lounge/diner to the rear, opening directly onto the garden via French doors. The first floor hosts two further bedrooms and a family bathroom, creating a natural separation between living and sleeping spaces.

Externally, the property benefits from an enclosed rear garden along with driveway parking and a single garage to the side. Offered to the market with no onward chain, this is an excellent opportunity to acquire a well located and versatile home in a consistently popular residential setting.



ENTRANCE HALLWAY

A welcoming entrance space setting the tone for the home. Finished with laminate flooring, smooth plastered walls and ceiling, with stairs rising to the first floor and access to the principal ground floor rooms.

CLOAKROOM

3'2" x 5'5"

A practical ground floor addition fitted with WC and wash hand basin. Neutral finishes.

KITCHEN/BREAKFAST ROOM

15'10" x 7'11"

A modern and well appointed kitchen offering a range of wall and base units with contrasting work surfaces. Incorporating integrated appliances including oven, hob, extractor, dishwasher, washing machine and fridge/freezer. Front aspect window. Finished with tiled flooring, smooth walls and ceiling.

LOUNGE/DINER

14'7" x 12'9"

A bright and comfortable reception room overlooking the rear garden. French doors provide direct access outside, creating an excellent flow for everyday living and entertaining. Finished with carpeted flooring, smooth walls and ceiling.

FIRST FLOOR LANDING

A light and airy landing with front aspect window, providing access to two bedrooms and the family bathroom. Stairs rising to the second floor.



Features

- Three Bedroom Semi Detached Townhouse Arranged Over Three Floors
- Impressive Top Floor Principal Bedroom Suite With En Suite
- Spacious Lounge/Diner With French Doors To Rear Garden
- Modern Kitchen/Breakfast Room
- Enclosed Rear Garden With Patio
- Driveway Parking And Single Garage
- No Onward Chain
- Close To The Excellent Public Transport Links, Highly Regarded Schools And The Excellent Local Amenities

BEDROOM TWO

12'5" x 10'8"

A generous double bedroom positioned to the rear aspect, enjoying views over the garden. Ample space for wardrobes and bedroom furniture. Finished with carpeted flooring and neutral décor.

BEDROOM THREE

10'10" x 6'3"

A front aspect bedroom ideal as a nursery, home office or guest room. Finished with carpeted flooring and smooth walls.



FAMILY BATHROOM

6'10" x 6'3"

Fitted with a modern three piece suite comprising panelled bath with shower over and screen, WC and wash hand basin, LVT flooring, chrome towel rail.

SECOND FLOOR LANDING

Providing access to the principal bedroom suite.

PRINCIPAL BEDROOM

18'2" x 12'9"

An impressive main bedroom occupying the entire top floor, offering a sense of space and privacy. A bright room finished with neutral décor and ample space for freestanding furniture, and airing cupboard.

ENSUITE

10'3" x 9'3"

A spacious ensuite fitted with shower enclosure, WC and wash hand basin, radiator and front aspect window. Finished with modern fittings and clean presentation.

EXTERNAL**FRONT**

Attractive frontage with elevated position overlooking the green, creating a pleasant outlook and sense of openness.

REAR

A fully enclosed rear garden laid patio providing a practical and low maintenance outdoor space ideal for family use and entertaining.

DRIVEWAY AND GARAGE

Driveway to the side providing off road parking and access to a single garage with up and over door.

TENURE

Council Tax - Band E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1126.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



3 BEDROOMS



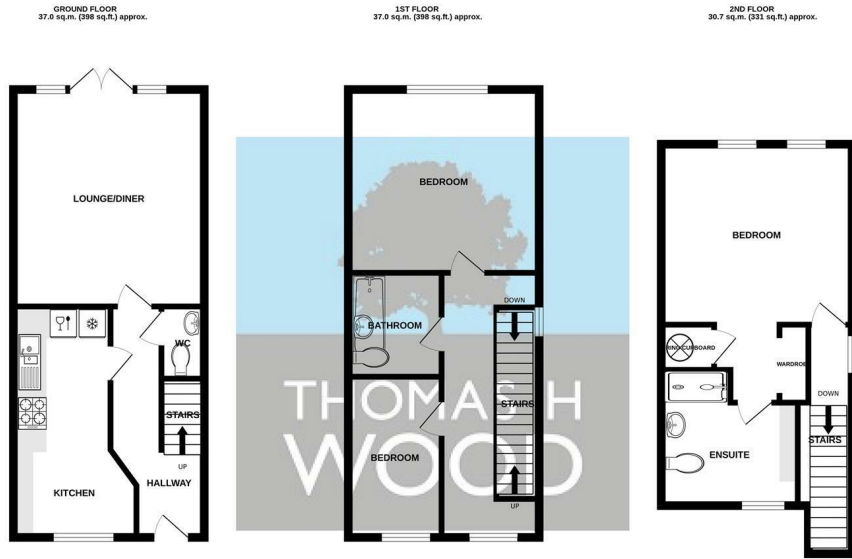
3 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: C



TOTAL FLOOR AREA : 104.6 sq.m (1126 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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