



PENTWYN
RADYR
CARDIFF CF15 8RE

ASKING PRICE OF
£425,000



DETACHED PROPERTY



3



1



2



1

**** DETACHED PROPERTY ** THREE BEDROOMS ** RADYR COMPREHENSIVE SCHOOL CATCHMENT ** DRIVEWAY AND DETACHED GARAGE **** A beautifully presented three-bedroom detached family home in the sought after area, Radyr. Entrance porch, a welcoming entrance hallway, a spacious family lounge, WC and an impressive kitchen/dining room. To the first floor, primary bedroom, a second double bedroom, a spacious family bathroom with separate bath and shower and third bedroom. To property benefits from a driveway with parking for multiple vehicles and a detached garage. A well-maintained rear garden over three levels with patio and lawn areas. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,098 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

ENTRANCE PORCH

Entered via a uPVC glazed front door. Laminate flooring. Door into hallway.

ENTRANCE HALLWAY

A welcoming hallway. Built in under stairs storage cupboard. Radiator. Stairs to first floor. Heating thermostat and controls. Doors to all rooms.

LOUNGE

14' 9" x 11' 6" (4.50m x 3.52 m)
A spacious family lounge with flued gas fire and polished sandstone mantelpiece. Quality laminate flooring. Radiator. UPVC double glazed window to front.

KITCHEN/DINING ROOM

19' 5" x 10' 8" (5.92m x 3.27m)
An impressive, open plan kitchen/dining room. Appointed along two sides with breakfast bar, a quality sage 'Wren' kitchen with high and low level cupboards beneath quality wood effect laminate worktops. Ceramic sink with chrome mixer tap, integrated induction hob, integrated fridge/freezer, integrated washing machine and integrated dishwasher. UPVC double glazed windows to side and rear. French doors opening into the rear garden.

CLOAKROOM

Modern white suite; low level WC with wall hung wash hand basin. Half wall tiling. UPVC window.

FIRST FLOOR

LANDING

Entered via a quarter turning staircase. Access to roof space with combo 'BAXI' boiler. UPVC window to side. Doors to all rooms.

BEDROOM ONE

14' 2" x 8' 11" (4.34m x 2.73m)
A good sized primary bedroom. Built in wardrobe. Radiator. UPVC double glazed window to front.

BEDROOM TWO

12' 2" x 11' 4" (3.71m x 3.47m)
A second double bedroom. Built in wardrobe. Radiator. UPVC double glazed window to rear.

BEDROOM THREE

10' 10" x 10' 2" (3.31m x 3.10m)
A third bedroom. Radiator. UPVC Double glazed window to front.

FAMILY BATH AND SHOWER ROOM

11' 4" x 6' 9" (3.46m x 2.08m)
Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, free standing bath with chrome mixer tap, separate shower cubicle with dual headed chrome shower and glass screen. Full wall tiling. Tiled flooring. Chrome heated towel rail. UPVC double glazed window to rear.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, an enclosed rear garden. Paved patio area with steps leading to lawn. A further few steps leading to a second patio area. Timber gate to side for access.

FRONT

Area laid to lawn. Large driveway with parking for multiple vehicles.

GARAGE

Detached, single garage with up and over door.



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TOTAL FLOOR AREA: 1098sq ft. (102.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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