



73 HEOL CYNWRIG

CARDIFF CF5 2DB

ASKING PRICE OF

£359,950



MID TERRACE PROPERTY



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**** BEAUTIFULLY PRESENTED MODERN THREE BEDROOM FAMILY HOME ** TWO CAR DRIVEWAY **** A bright and beautifully presented mid link 'Afon Teifi' style Redrow built family home, in a popular location being a short distance from transport links and amenities also within the catchment for sought after 'Groeswen' primary school. Entrance hallway, cloakroom, large lounge, spacious kitchen and diner with integrated appliances. To the first floor are three good sized bedrooms, principal with ensuite shower room and a separate family bathroom with bath and shower. Gas central heating, double glazing. Southerly facing lawned rear garden, two car driveway to rear. EPC rating: B.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 945 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

A popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a cafe, within walking distance of a train station and convenient bus routes as well as a short distance from cycle routes, the Taff Trail & Radyr Woods.

ENTRANCE HALL

Approached via a composite entrance door leading to the entrance hallway. Door to lounge and cloakroom. LVT flooring. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Extractor fan. LVT flooring. Radiator.

LOUNGE

17' 5" x 12' 1" (5.31m x 3.69m)

Overlooking the lawned front garden, a good sized primary reception. Under stairs storage cupboard. Staircase to first floor. LVT flooring. Radiator. Door to kitchen.

KITCHEN AND DINER

15' 11" x 9' 10" (4.87m x 3.01m)

Modern fitted kitchen well appointed along three sides in shaker style fronts beneath woodgrain effect laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with curved glass cooker hood above. Two integrated ovens. Integrated fridge freezer. Integrated washing machine. Ample space for large family dining table. LVT flooring. Window to rear. French doors opening to the rear garden.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Storage cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

BEDROOM ONE

10' 3" x 9' 11" (3.14m x 3.03m)

Overlooking the delightful rear garden, a good sized primary bedroom. Range of fitted wardrobes to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower above. Tiled splash back. Extractor fan. Obscured glass window to rear. Chrome heated towel rail.

BEDROOM TWO

10' 9" x 8' 5" (3.30m x 2.59m)

Overlooking the entrance approach, a second double bedroom. Laminate flooring. Radiator.

BEDROOM THREE

9' 1" x 7' 1" (2.78m x 2.18m)

Aspect to front, a good sized third bedroom. Laminate flooring. Radiator.



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FAMILY BATHROOM

6' 10" x 5' 6" (2.10m x 1.69m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel glass shower screen. Tiled splash back. Electric shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a southerly aspect. Paved patio to two sections of garden with a central area of lawn. Gate to rear leading to parking. Outside tap. Outside lighting. Timber storage shed.

FRONT GARDEN

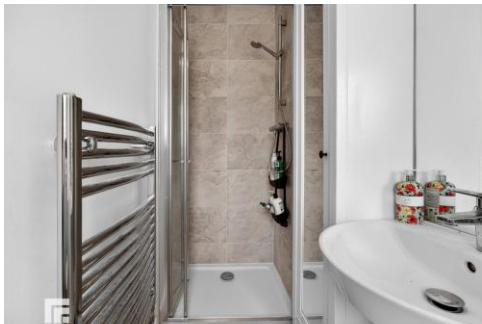
Area of lawn to front with inset shrubs. Paved pathway to front door.

PARKING

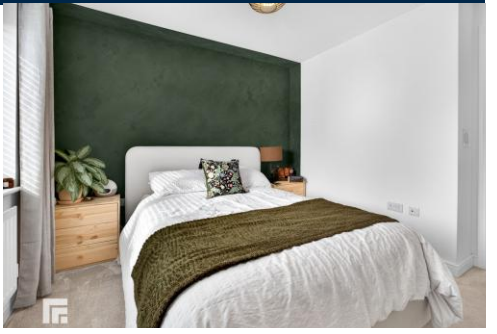
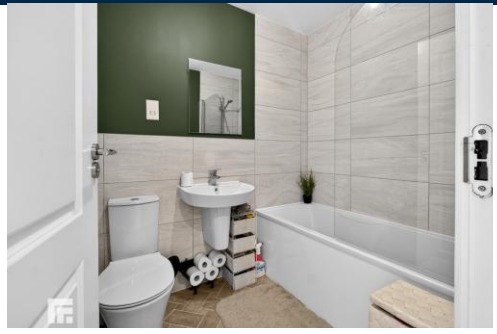
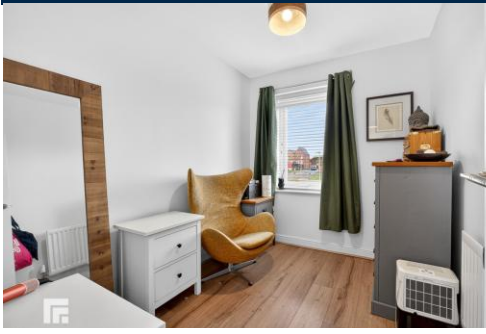
To the rear of the property is a driveway providing two side by side parking spaces.



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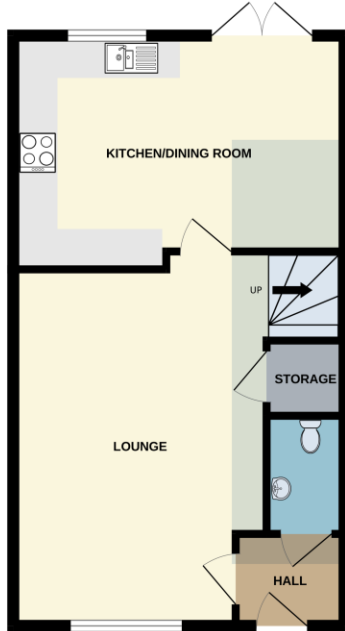


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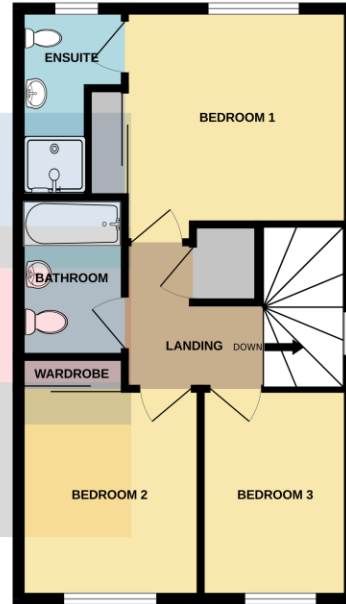


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GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

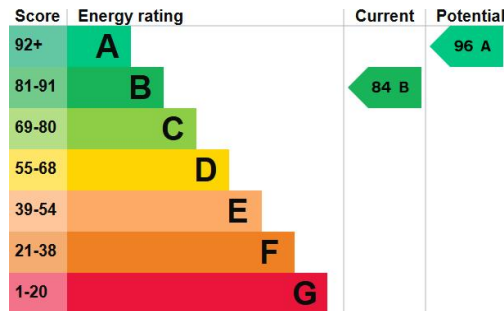


1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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