



Radyr Road, Cardiff CF14 2FU

welcome to

Radyr Road, Cardiff

A charming three-bedroom semi-detached home just steps from Hailey Park, blending period features with modern touches. With two reception rooms, a stylish kitchen, and a beautifully landscaped garden, this property offers space, character, and convenience in equal measure. Call us to book a viewing.



Hall

Parquet flooring made of wood, under stair storage, door to lounge, door to cloakroom, door to sitting room, archway to kitchen, radiator, stairs to first floor.

Lounge

14' 3" x 10' 8" max (4.34m x 3.25m max)
Partially tiled fireplace, double glazed bay fronted window, picture rail, tv point, wood effect flooring, radiator

Cloakroom Wc

Combined WC with basin, boiler, obscured window to side

Kitchen

10' 8" x 6' 8" (3.25m x 2.03m)
Wall and base units, ceramic sink and drainer, wood style worktops, stable door to rear garden, double glazed window to side, extractor fan (not connected to electrics), space for fridge-freezer, space for oven and hob, tiled flooring

Sitting Room

14' 2" x 9' 7" max (4.32m x 2.92m max)
Double glazed window to rear, wood flooring, partially tiled fireplace, tv point, radiator

Landing

Double glazed window to side, carpet, doors to all first-floor rooms, access to boarded loft with ladders

Bathroom

wood style flooring, WC, basin, panelled bath with overhead shower, heated towel rail, obscured window to front, partially tiled wall, mirrored wall unit, radiator

Bedroom One

11' 6" x 10' 8" (3.51m x 3.25m)
Wood floor, small fireplace, double glazed bay fronted window, radiator, picture rail

Bedroom Two

13' 8" x 10' 8" (4.17m x 3.25m)
Double glazed window to rear, carpet, radiator, picture rail, small fireplace, plug points

Bedroom Three

10' 7" x 5' 9" (3.23m x 1.75m)
Radiator, carpet, double glazed window to side, picture rail, plug points

Front Garden

Enclosed low level brick wall and hedging, selection of trees and shrubs, laid to lawn, gate to side with path to rear garden

Side & Rear Garden

Shrubs, selection of flowers, climbers and bushes, enclosed with fencing, central path laid with slate, further flower borders, seating area, selection of trees, vegetable patch, double gate to drive for several vehicles, shipping container that can be used as garden shed and storage, outside tap



view this property online allenandharris.co.uk/Property/WTC108786



welcome to

Radyr Road, Cardiff

- Three-bedroom semi-detached home
- Hailey Park right on the doorstep
- Close to transport links and local amenities
- Feature fireplaces in multiple rooms
- Generous side and rear garden

Tenure: Freehold EPC Rating: D

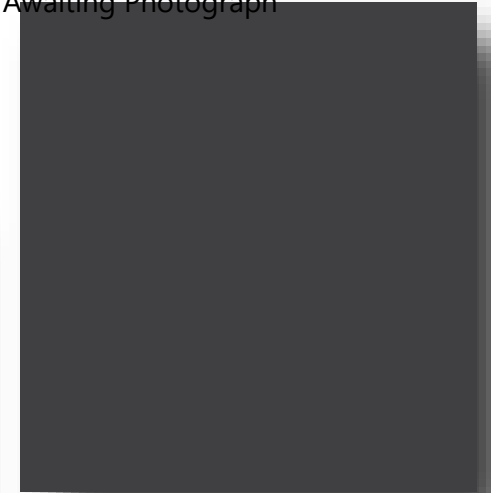
Council Tax Band: D

guide price

£400,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC108786



Property Ref:
WTC108786 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



029 2069 2626



whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South
Glamorgan, CF14 1DJ



allenandharris.co.uk