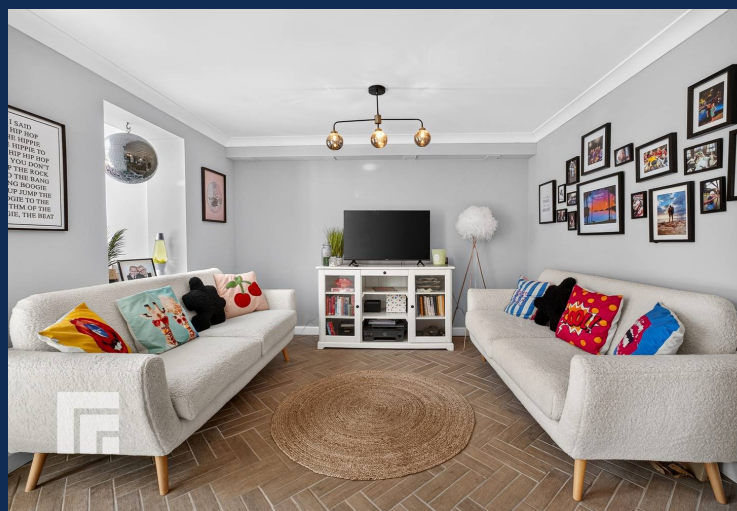




23 Junction Terrace, Radyr

£425,000 Freehold

A beautifully presented three storey, four bedroom mid terrace family home on a sought after road in popular Radyr, being a short distance from Radyr train station and village. Entrance hallway, cloakroom, bay fronted kitchen and breakfast room with modern fitted kitchen including integrated appliances, lounge and extended sitting room. To the first floor are three bedrooms and a family bathroom with shower over bath. To the second floor is a large primary bedroom with ensuite shower room. Gas central heating. Double glazing. Paved patio and decorative stones. Paved pathway with lawn to front. Driveway and garage to the rear. EPC Rating: C. NO CHAIN

Council Tax band: F

Tenure: Freehold

Entrance Hallway

Approached via modern composite door to entrance hallway. Doors to all rooms. Radiator.

Cloakroom

Wc comprising of low level wc, pedestal wash hand basin. Half tiled walls. Obscured glass window to front. Radiator.

Kitchen/Diner

15' 2" x 9' 3" (4.62m x 2.83m)

A beautifully presented open plan kitchen and dining room. Kitchen appointed along three sides with a range of base and eye level units, attached breakfast bar island, below laminate worktops. Inset 1.5 stainless steel sink with side drainer and chrome mixer tap. Inset induction gas hob with hood above. Integrated oven and microwave. Space for Washing machine and dishwasher. Cupboard housing boiler. Integrated fridge and freezer and separate wine cooler fridge. Tiled splashback. Bay window to front. Grey matte wall mounted radiator. Tiled flooring.

Lounge

16' 2" x 11' 7" (4.94m x 3.53m)

A good sized bright lounge with opening to sitting room. Ceramic tiled flooring. Two radiators.

Sitting Room

10' 9" x 9' 6" (3.27m x 2.90m)

A bright and open sitting room. Bifold doors to rear garden. Two skylights.

First Floor Landing

Approached via half turning staircase to central landing area. Doors to all rooms. Storage cupboard housing hot water tank. Stairs leading to second floor.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.86m)

A good sized second bedroom overlooking the rear. Built in storage. Radiator.

Bedroom Three

10' 4" x 9' 5" (3.15m x 2.87m)

Another double bedroom, overlooking the front entrance approach. Built in storage. Radiator.

Bedroom Four

10' 5" x 6' 7" (3.18m x 2.00m)

Fourth bedroom overlooking the rear. Radiator.

Family Bathroom

6' 6" x 5' 7" (1.99m x 1.70m)

A white suite comprising of low level wc, pedestal wash hand basin with matte black modern mixer tap, panelled bath with chrome shower head above. Tiled to splashback areas. Electric shaver point. Extractor fan. Obscured glass window to front. Radiator.

Second Floor Landing

Approached via half turning staircase to landing area. Radiator.

Bedroom One

22' 1" x 10' 8" (6.72m x 3.24m)

An exceptionally sized primary bedroom with windows to front and rear. Built in storage. Door to ensuite. Loft access. Two radiators.

En-Suite

8' 11" x 8' 3" (2.73m x 2.52m)

A white suite comprising of low level wc, pedestal wash hand basin with chrome mixer tap, corner shower cubicle with sliding glass doors and matte black shower head. Tiled to splashback areas. Tiled flooring. Electric shaver point. Extractor fan. Obscured glass window to rear. Radiator.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





FRONT GARDEN

Paved patio leading to front entrance. Area of lawn on either side.

REAR GARDEN

Low maintenance Rear garden enclosed by timber fence. Decorative stones. Paved patio. Timber gate to rear leading to parking space and garage.

GARAGE

Single Garage

Single garage with up and over access door.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
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