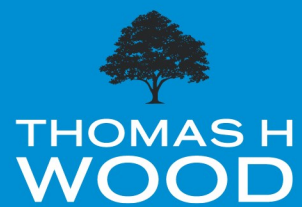




Radyr Court Close,
Llandaff, Cardiff,
CF5 2QG



Asking Price
£320,000

3 Bedrooms
House - Terraced

An excellent opportunity to purchase this well presented three bedroom family home, situated in a popular residential location within Radyr Court Close, Llandaff. The property offers well proportioned accommodation throughout, with a particularly spacious lounge, generous kitchen and dining area, three bedrooms and the benefit of a ground floor shower and WC. The lounge is a bright and comfortable reception room, featuring attractive wooden flooring and patio doors providing a pleasant outlook towards the rear. The adjoining kitchen and dining area provides a practical and sociable space, with a good range of fitted units, integrated appliances and ample room for a dining table. There are three bedrooms, with the principal bedroom offering particularly generous proportions. The remaining bedrooms provide useful flexibility for children, guests or home working. The property further benefits from a family bathroom together with a separate shower/WC. Situated in this established residential setting, the property is conveniently placed for access to Llandaff, Radyr and Cardiff, with a range of shops, schools, recreational facilities and transport links within easy reach. Close to the excellent public transport links, highly regarded schools and the excellent local amenities.

To be sold with no onward chain.



ACCOMMODATION

LOUNGE

15'7" x 10'4"

A bright and spacious reception room featuring attractive wooden flooring, a wall mounted fireplace and patio doors providing access to the rear and an appealing outlook towards the surrounding green space.

KITCHEN/DINING ROOM

8'9" x 18'8"

A generous and practical kitchen and dining space fitted with a range of wall and base units, integrated appliances, work surfaces and sink unit, with ample room for a family dining table.

WC/SHOWER ROOM

3'3" x 8'0"

A useful additional shower room comprising shower enclosure, WC and wash hand basin.

Features

- Three bedroom family home
- Bright and spacious lounge
- Well equipped kitchen and dining area
- Ground floor WC/shower room
- Three well proportioned bedrooms
- Attractive rear outlook with views towards open green space
- Popular Llandaff location close to excellent amenities and transport links

BEDROOM ONE

8'5" x 15'10"

A generous principal bedroom with excellent floor space and a window overlooking the rear. Fitted wardrobe and recess space for further wardrobes.

BEDROOM TWO

8'8" x 11'5"

A well proportioned second bedroom with a pleasant outlook and ample space for bedroom furniture.



BEDROOM THREE

6'10" x 10'4"

A versatile third bedroom, ideal for a child, guest bedroom or home office.

BATHROOM

6'6" x 5'6"

Fitted with a panelled bath, WC and wash hand basin, with tiled walls and a frosted double glazed window.

OUTSIDE

There is on road parking adjacent to the property. The property is approached via steps to the deck area and entrance door to the lounge. The lounge enjoys a pleasant outlook towards open green space and provides an attractive setting adjoining the living accommodation. *Our vendors have used this as the main entrance, despite their being a paved and pedestrian access leading to the original front entrance.



3 BEDROOMS



2 BATHROOMS



1 RECEPTION ROOMS

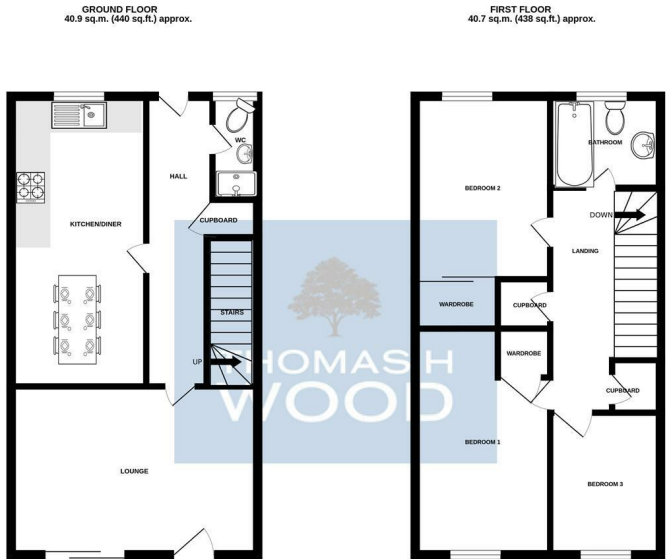


ENERGY RATING:

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 879.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:





TOTAL FLOOR AREA - 81.7 sq.m. (879 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given to their condition or efficiency can be given.
Made with Mapbox CLOUD



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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		
(81-91) B		
(69-80) C		
(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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