



## 12 Min-y-Coed, Radyr

£650,000 Freehold

A fully refurbished, four bedroom detached family home of excellent proportions with exceptional modern finish throughout, located in the sort of area rather being a short distance from Radyr Village and local transport links. Entrance hallway, cloakroom, large lounge with media wall, spacious kitchen/diner and family room with newly fitted 'Magnet' kitchen and a separate utility room. To the first floor are four good sized bedrooms, primary bedroom with ensuite shower and there is a separate family bath and shower room. Gas central heating (new boiler). UPVC double glazing (new windows and external doors). The property has been fully rewired. Large paved patio rear garden. Lawn to front and driveway leading to the garage. NO CHAIN. EPC Rating: TBC

Council Tax band: G

Tenure: Freehold

## **ENTRANCE HALLWAY**

Approached via a composite entrance door leading to the large entrance hallway. Staircase to first floor. Quality LVT flooring. Radiator.

## **CLOAKROOM**

Newly fitted white suite comprising low level wc and vanity wash basin with storage below. Obscured glass window. LVT flooring. Heated towel rail.

## **LOUNGE**

15' 7" x 14' 1" (4.74m x 4.29m)

Overlooking the lawned front garden, an excellent sized primary reception. Media wall to one side with shelving/storage and central space for 75inch TV. Quality LVT flooring. Two radiators.

## **KITCHEN/DINER AND FAMILY ROOM**

27' 1" x 11' 10" (8.25m x 3.61m)

Modern 'Magnet' fitted kitchen well appointed along three sides in matte finish handle less fronts to two sides with wood grain finish fronts to the remaining side. Inset 1.5 bowl sink with worktop side drainer. Integrated dishwasher. Inset 4 ring downward vented induction hob. Integrated oven and grill. Space for American style fridge freezer with water feed. Door to utility room. Understairs storage cupboard. Worktop breakfast bar area. Window to rear. Large area for family seating or dining. Tri folding doors to the rear garden. Two radiators. Quality LVT flooring throughout.

## **UTILITY ROOM**

12' 2" x 6' 1" (3.70m x 1.85m)

Cupboard housing the 'Ideal' combi gas central heating boiler. Plumbing for washing machine. Window to rear. Stable style door to the rear garden. LVT flooring. Door to garage.

## **FIRST FLOOR LANDING**

Approached via a quarter turning staircase to the first floor. Window to side. Access to roof space.

## **BEDROOM ONE**

12' 9" x 11' 8" (3.88m x 3.56m)

Overlooking the entrance approach, an excellent sized primary bedroom. Built in wardrobes. Radiator. Door to ensuite.

## **ENSUITE SHOWER ROOM**

Modern white suite comprising low level wc, wash hand basin, large shower cubicle with twin shower heads. Wood effect tiled splash back. Tiled flooring. Extractor fan. Heated towel rail.

## **BEDROOM TWO**

14' 2" x 11' 9" (4.32m x 3.58m)

Overlooking the lawned front garden, an excellent sized second bedroom. Radiator.

## **BEDROOM THREE**

11' 10" x 8' 6" (3.61m x 2.58m)

Aspect to rear. Radiator.

## **BEDROOM FOUR**

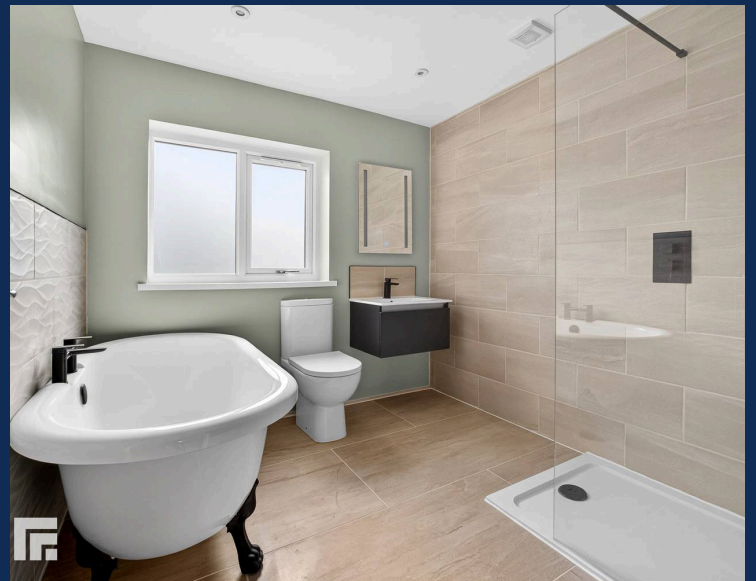
9' 11" x 8' 9" (3.02m x 2.66m)

Overlooking the rear garden, a further good sized bedroom. Radiator.

## **FAMILY BATHROOM**

8' 5" x 7' 10" (2.56m x 2.38m)

A sizeable family bath and shower room with modern white suite comprising low level wc, vanity wash basin with storage below, large walk in shower cubicle with twin shower heads, freestanding roll top bath with central taps. Wall tiling to splash back areas. Tiled flooring. Extractor fan. Heated towel rail.





#### **REAR GARDEN**

An excellent sized newly slate style paved patio. Steps down to a further area of lawn.

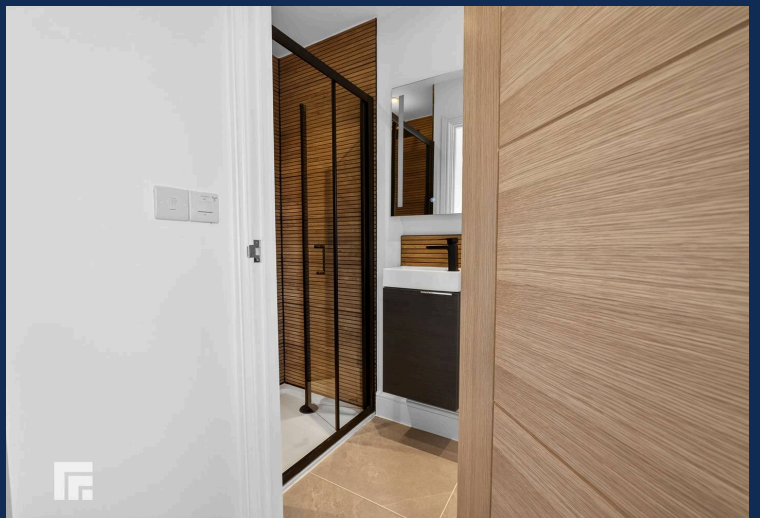
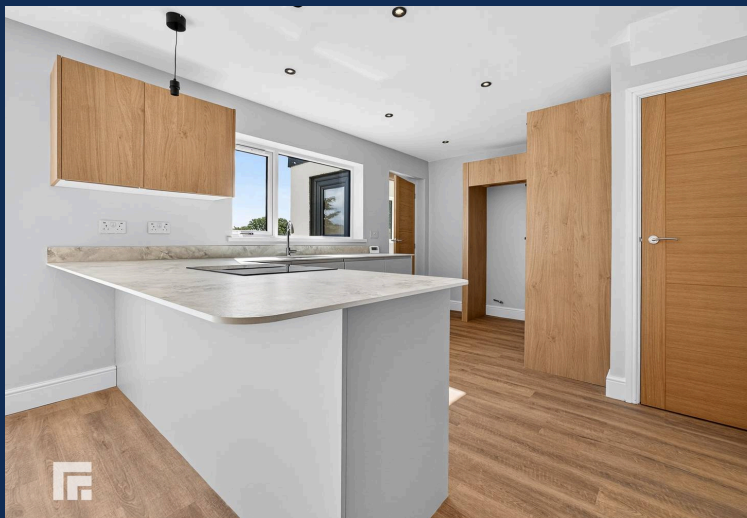
#### **FRONT GARDEN**

Area of lawn to front with driveway leading to garage.

#### **GARAGE**

Single Garage

5.35 x 2.49 With electric roller shutter entrance door. Power and lighting. Obscured glass window to rear.



**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**