



10 ST. PHILBERT STREET
RADYR
CARDIFF CF15 8GW

ASKING PRICE OF
£450,000



DETACHED HOUSE



3



2



3



1

**** THREE BEDROOM DETACHED FAMILY HOME ** BEAUTIFULLY PRESENTED THROUGHOUT **** A modern, beautifully presented three bedroom Redrow built 'Warwick' style family home in the sought after area of Radyr being a short distance from Radyr village. Entrance hallway, cloakroom, bright lounge, spacious modern fitted kitchen and dining room with integrated appliances and utility cupboard. To the first floor there are three bedrooms, ensuite to bedroom one and a separate family bathroom. Gas central heating, upvc double glazing. Delightful rear garden with beautiful borders of plants and shrubs, driveway to side leading to the garage. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,060 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated on the much sought after Parc Plymouth development in the semi rural village of Radyr. Local amenities include a parade of shops, restaurant, golf and tennis clubs, doctors and dentist surgeries, train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

ENTRANCE HALLWAY

Approached via a composite entrance front door leading to the spacious hallway, staircase to first floor, under stairs storage cupboard and radiator.

CLOAKROOM

White suite comprising low level W.C, wash hand basin, tiled splash back, obscure glass window to front & radiator.

LOUNGE

15' 5" x 11' 5" (4.71m x 3.49m)

A good sized principal reception with large window to front, radiator.

KITCHEN/DINING ROOM

18' 6" x 12' 1" (5.64m x 3.69m)

Well appointed along two sides in high gloss fronts beneath wood grain effect worktop surface, inset 1.5 bowl stainless steel sink with side drainer, inset four ring 'Smeg' hob with 'Smeg' extractor hood above, integrated 'Smeg' oven and grill, integrated fridge freezer, matching range of eye level wall cupboards, integrated 'Smeg' dishwasher, utility cupboard with plumbing for dishwasher and space for tumble dryer. Space for large family dining table, sliding doors to rear garden with windows to either side, additional window to rear, recessed spotlights and radiator.

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the central landing by area, window to side, access to roof space, radiator and airing cupboard housing the ideal logic combination gas central heating boiler.



10 ST. PHILBERT STREET, RADYR, CARDIFF CF15 8GW

BEDROOM ONE

12' 11" x 11' 3" (3.95m x 3.44m)

Overlooking the entrance approach and with a view of Castell Coch in the distance, a good sized principal bedroom, fitted 'Hammonds' wardrobes to one side, radiator and door to ensuite.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level W.C, wash hand basin, double width shower cubicle with chrome shower above, extractor fan, wall tiling to splash back areas, quality Amtico flooring, window to side, recessed spotlights, electric shaver point and chrome heated towel rail.

BEDROOM TWO

11' 4" x 10' 11" (3.47m x 3.35m)

Overlooking the rear garden, a second double bedroom, radiator and fitted 'Hammond' wardrobes to one side.

BEDROOM THREE

11' 8" x 7' 2" (3.57m x 2.20m)

Aspect to rear, a good sized third bedroom, radiator.

FAMILY BATHROOM

8' 3" x 6' 10" (2.52m x 2.09m)

Modern white suite comprising low level W.C, wash hand basin, panelled bath with chrome shower above, swivel shower screen, wall tiling to splash back areas, quality Amtico flooring, window to front, electric shaver point, storage cupboard and chrome heated towel rail.

OUTSIDE REAR GARDEN

A beautifully presented landscaped rear garden with paved patio leading onto areas of lawn with neat borders of plants and shrubs. Timber gate to side leading to driveway.

FRONT GARDEN

Hedgerow to front boundary and decorative stones, long driveway to side leading to garage, outside tap to side and timber gate leading to rear garden

GARAGE

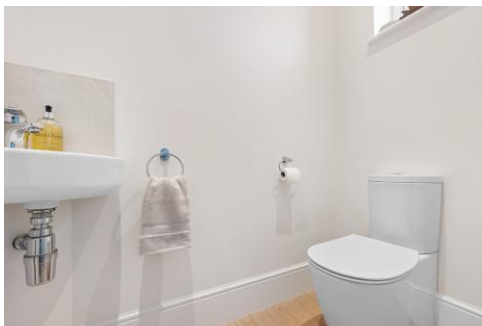
Single garage with up and over access door.

ADDITIONAL INFORMATION

Management Fee - approx. £240 per annum
- not payable yet as site still being developed.



10 ST. PHILBERT STREET, RADYR, CARDIFF CF15 8GW



MGY.CO.UK

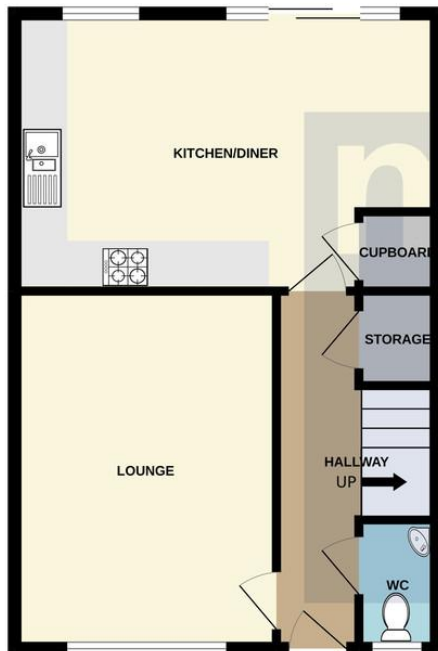
10 ST. PHILBERT STREET, RADYR, CARDIFF CF15 8GW



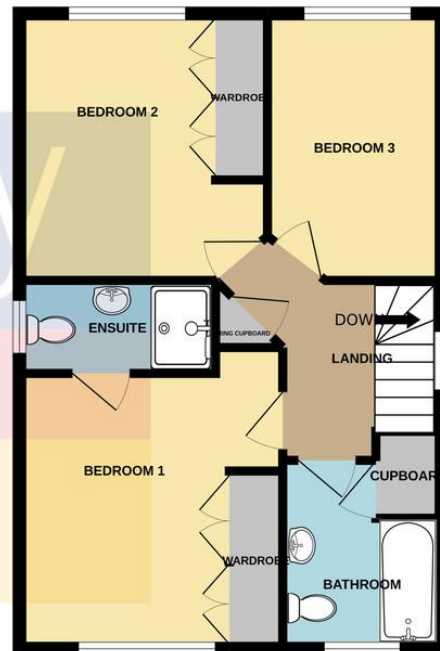
MGY.CO.UK

10 ST. PHILBERT STREET, RADYR, CARDIFF CF15 8GW

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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.
Made with Metropix ©2022

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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