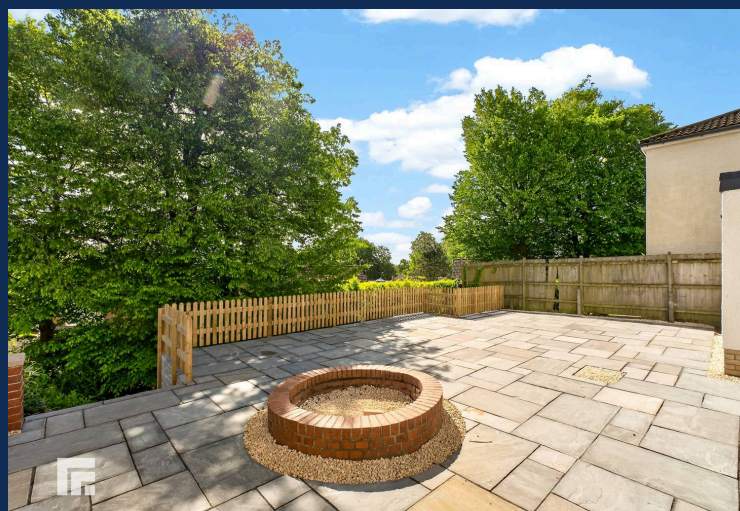




12 Min-y-Coed, Radyr

£599,950 Freehold

A fully refurbished, four bedroom detached family home of excellent proportions with exceptional modern finish throughout, located in the sort after area of Radyr 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.

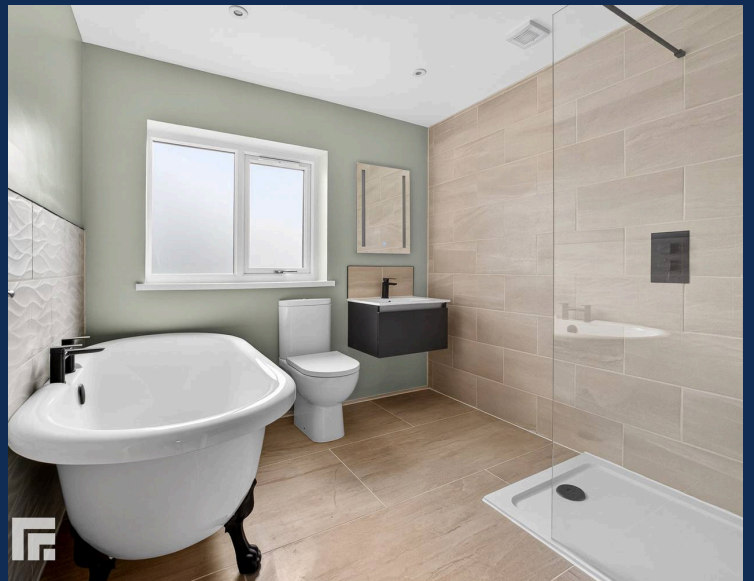
FAMILY BATHROOM

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.

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.





REAR GARDEN

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

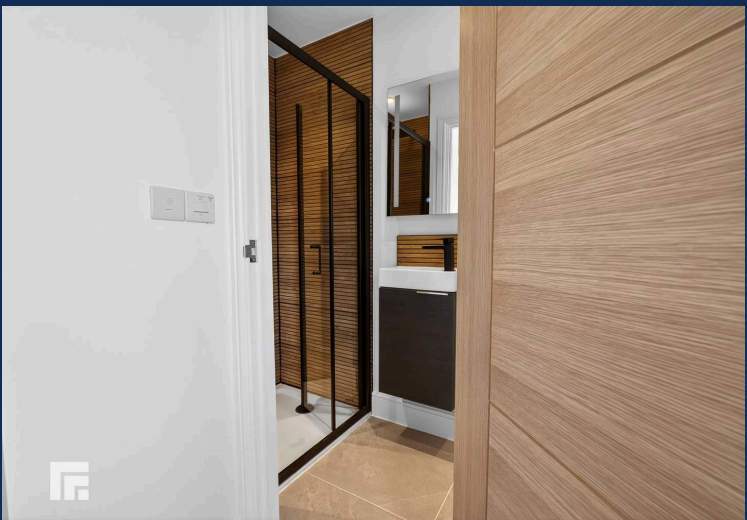
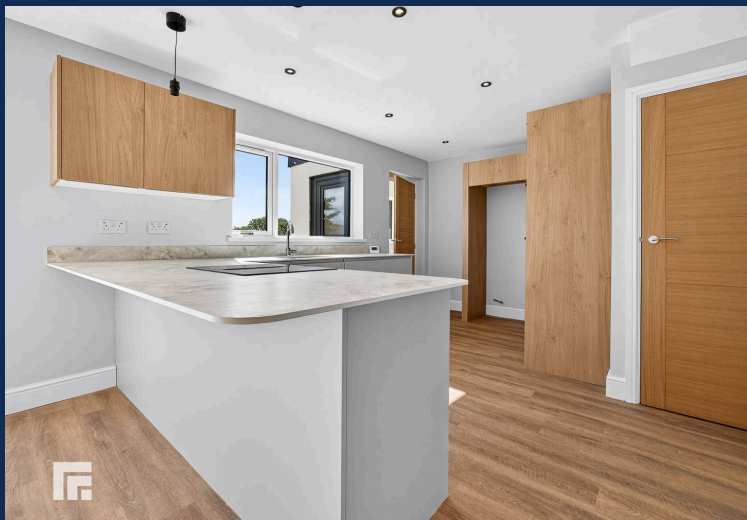
FRONT GARDEN

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