



60 Pentwyn, Radyr

£409,950 Freehold

DETACHED PROPERTY THREE BEDROOMS **RADYR COMPREHENSIVE SCHOOL CATCHMENT** DRIVEWAY AND DETACHED GARAGE ** A beautifully presented three-bedroom detached family home in the sought after area, Radyr. Entrance porch, a welcoming entrance hallway, a spacious family lounge, and an impressive kitchen/dining room. To the first floor, primary bedroom, a second double bedroom, a spacious family bathroom with separate bath and shower and third bedroom. To property benefits from a driveway with parking for multiple vehicles and a detached garage. A well maintained rear garden over three levels with patio and lawn areas. EPC Rating: C

Council Tax band: F

Tenure: Freehold

ENTRANCE PORCH

Entered via a uPVC glazed front door. Laminate flooring. Door into hallway.

ENTRANCE HALLWAY

A welcoming hallway. Built in under stairs storage cupboard. Radiator. Stairs to first floor. Heating thermostat and controls. Doors to all rooms.

LOUNGE

14' 9" x 11' 7" (4.50m x 3.52m)

A spacious family lounge with flued gas fire and polished sandstone mantelpiece. Quality laminate flooring. Radiator. UPVC double glazed window to front.

KITCHEN/DINING ROOM

19' 5" x 10' 9" (5.92m x 3.27m)

An impressive, open plan kitchen/dining room.

Appointed along two sides with breakfast bar, a quality sage 'Wren' kitchen with high and low level cupboards beneath quality wood effect laminate worktops. Ceramic sink with chrome mixer tap, integrated induction hob, integrated fridge/freezer, integrated washing machine and integrated dishwasher. UPVC double glazed windows to side and rear. French doors opening into the rear garden.

CLOAKROOM

Modern white suite; low level WC with wall hung wash hand basin. Half wall tiling. UPVC window.

LANDING

Entered via a quarter turning staircase. Access to roof space with combo 'BAXI' boiler. UPVC window to side. Doors to all rooms.

BEDROOM ONE

14' 3" x 8' 11" (4.34m x 2.73m)

A good sized primary bedroom. Built in wardrobe. Radiator. UPVC double glazed window to front.

BEDROOM TWO

12' 2" x 11' 5" (3.71m x 3.47m)

A second double bedroom. Built in wardrobe. Radiator. UPVC double glazed window to rear.

BEDROOM THREE

10' 10" x 10' 2" (3.31m x 3.10m)

A third bedroom. Radiator. UPVC Double glazed window to front.

FAMILY BATH AND SHOWER ROOM

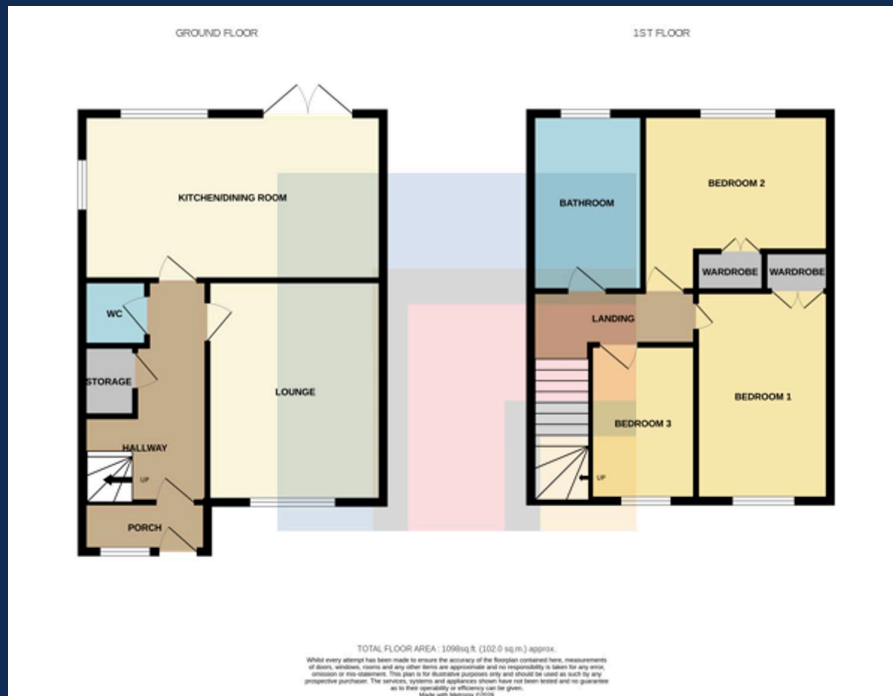
11' 4" x 6' 10" (3.46m x 2.08m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, free standing bath with chrome mixer tap, separate shower cubicle with dual headed chrome shower and glass screen. Full wall tiling. Tiled flooring. Chrome heated towel rail. UPVC double glazed window to rear.

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.





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