



**4 MAES-Y-BRYN**  
RADYR  
CARDIFF CF15 8BB

ASKING PRICE OF  
**£430,000**



### DETACHED BUNGALOW



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**\*\* DETACHED BUNGALOW \*\* THREE DOUBLE BEDROOMS \*\* CUL DE SAC \*\* NO CHAIN \*\*** A beautifully presented, three double bedroom detached bungalow in the sought after area of Radyr. Entrance porch, entrance hallway, modern bathroom, spacious family lounge, dining room and kitchen. Inner hallway leads to primary bedroom with en suite wet room, two further double bedrooms and shower room. Well maintained side and front garden. Landscaped south facing rear garden. EPC rating: TBC

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding areas.

#### ENTRANCE PORCHWAY

Approached via a uPVC entrance door leading to the entrance porchway. Two windows to front. Tiled flooring.

#### ENTRANCE HALL

Approached via a uPVC entrance door leading to the hallway. Door to dining room. Door to bathroom. Radiator.

#### FAMILY BATHROOM

8' 0" x 5' 3" (2.46m x 1.61m)

Quality white suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower mixer tap. Tiled splash back. Storage cupboard with shelving. Tiled flooring. Extractor fan. Chrome heated towel rail.

#### LOUNGE

19' 4" x 11' 4" (5.91m x 3.47m)

A good sized family lounge. Gas fire with granite mantelpiece and hearth. Radiator. Obscured glass window to rear. Sliding uPVC doors to front. Vaulted ceiling. Archway through to dining room.

#### DINING ROOM

10' 8" x 10' 5" (3.27m x 3.18m)

A family dining room with ample space for dining table. Obscured glass window to rear. Skylight. Door to kitchen.

#### KITCHEN

15' 7" x 11' 4" (4.77m x 3.47m)

Appointed along three sides with breakfast bar, high and low level cupboards beneath laminate work surfaces, stainless steel 1.5 bowl sink with black/chrome mixer tap and side drainer, integrated 5 ring gas hob, two integrated single ovens, integrated low level fridge and freezer, integrated dishwasher and integrated washing machine. Tiled splashbacks and tiled flooring. Radiator. uPVC window to side. Additional uPVC window and obscured glass uPVC door to other side leading into rear garden.

#### INNER HALLWAY

uPVC window to side. Access to roof space. Doors to bedrooms and shower room.

#### BEDROOM ONE

13' 5" x 11' 7" (4.10m x 3.54m)

A spacious primary bedroom. Fitted wardrobes to one side. Radiator. uPVC wide to side. Door to en-suite.

#### ENSUITE WETROOM

7' 5" x 5' 6" (2.28m x 1.7m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Shower with glass shower screen. Radiator. Tiled walls. Patterned tiled flooring. Obscured glass window to side.

#### BEDROOM TWO

13' 10" x 11' 0" (4.23m x 3.36m)

A second double bedroom. Radiator. uPVC window to front. Sliding doors opening into the rear garden.

#### BEDROOM THREE

10' 9" x 8' 8" (3.29m x 2.66m)

A third double bedroom. Fitted wardrobes to one side. Radiator. uPVC window to rear.



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## SHOWER ROOM

5' 10" x 4' 4" (1.79m x 1.33m)

Modern white suite; low level WC, wash hand casing with chrome mixer tap and vanity, corner shower cubicle with chrome shower and glass sliding doors. Tiled walls. Tiled flooring. Chrome heated towel rail. 4 Maes Y Bryn

## OUTSIDE

### REAR GARDEN

Enjoying a south easterly aspect, paved patio leading onto a large area of lawn with neat beds of plants and shrubs. Access to side.

### SIDE GARDEN

With courtyard garden to side. Two storage cupboards. Door to garage.

### FRONT GARDEN

With large area of lawn and neat borders or plants and shrubs. Side access. Long driveway leading to garage.

## GARAGE

18' 8" x 8' 11" (5.69m x 2.74m)

With electric up and over access door. Power and lighting. Door to side patio.



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EPC AND FLOORPLAN TO FOLLOW

**RADYR** 029 2084 2124

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Glamorgan, CF15 8AA



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