

# Dan-Y-Bryn Avenue

RADYR, CARDIFF, CF15 8DD

**GUIDE PRICE £895,000**

**Hern &  
Crabtree**



# Dan-Y-Bryn Avenue

This beautifully appointed and substantially extended five-bedroom detached family home occupies an elevated corner plot position in the very heart of Radyr, just a short walk from the village, train station, schools and golf club.

The property is flooded with natural light and offers exceptionally spacious and versatile accommodation. The ground floor comprises a welcoming, spacious entrance hall, a convenient cloakroom, three well-proportioned reception rooms, a conservatory and a stunning open-plan kitchen/diner featuring bi-folding doors that open directly onto the rear garden.

To the first floor are five generously sized bedrooms, including a principal bedroom with en-suite shower room, along with a stylish four-piece contemporary family bathroom.

Externally, the property benefits from a good-sized rear garden, ideal for relaxation and outdoor enjoyment, while the attractive front enhances kerb appeal and provides ample off-street parking.

Dan Y Bryn Avenue is located in the highly sought-after area of Radyr, which is exceptionally well served by local amenities. These include a parade of shops, golf and tennis clubs, doctors' and dentists' surgeries, an optician, restaurants, two well-regarded primary schools and a comprehensive school. Excellent transport links are provided by a nearby train station and regular bus services to and from Cardiff city centre.

Internal viewings are highly recommended to fully appreciate the space, setting and quality of this superb family home.

- Extended Five Bedrooms
- Corner Position
- En Suite to Main Bedroom
- Off Street Parking
- Detached House
- Downstairs Cloakroom
- Family Bathroom



# 2702.00 sq ft

## Entrance Hall

Entered via a composite front door with double glazed window either side, coved ceiling, storage cupboard, stairs to the first floor, tiled floor with underfloor heating.

## Cloakroom

Double obscure glazed window to the front, w.c and wash hand basin, radiator, heated towel rail, Karndean flooring

## Living Room

Double glazed window to the front and double glazed patio doors to the rear, coved ceiling, radiator, gas fireplace with marble hearth.

## Lounge

Double glazed window to the front, coved ceiling, radiator, feature wall with fireplace inset, engineered wood flooring, square arch to the dining area.

## Dining Room

Archway leading into Conservatory, double doors leading into Kitchen/Diner, cupboard housing boiler, space for tables and chairs, engineered wood flooring.

## Conservatory

A pvc double glazed conservatory, vertical radiator, engineered wood flooring.

## Kitchen/Diner

Double glazed bi fold doors to the rear and double glazed window to the rear, wall and base units with work top over, integrated washing machine, integrated dishwasher, one and a half bowl stainless steel sink with draining grooves, Range master cooker, central island, wine fridge, coved ceiling, recessed lights, tiled floor with underfloor heating.

## First Floor Landing

Stairs rise up from the hall, coved ceiling, double glazed window to the front, radiator, storage cupboard.

## Bedroom One

Double glazed window to the rear, radiator, coved ceiling, fitted wardrobe.

## En Suite

Double obscure glazed window to the front, walk in corner shower, w.c, bidet and wash hand basin, small access hatch to the loft, tiled walls, Karndean flooring.

## Bedroom Two

Double glazed window to the rear, radiator, coved ceiling.

## Bedroom Three

Double glazed window to the front, coved ceiling, radiator.

## Bedroom Four

Double glazed window to the rear, storage cupboard, coved ceiling, access to loft space

## Bedroom Five

Double glazed window to the rear, radiator, coved ceiling.

## Bathroom

Double obscure glazed window to the front, bath, w.c, walk in shower and twin wash hand basin, heated towel rail, tiled walls, tiled floor.

## Rear Garden

Enclosed garden with hedge surround and fencing, paved patio area, lawn, hot and cold water tap, garden shed.

## Front

Driveway parking for at least two cars, , lawn area.

## Tenure and additional Information

We have been advised by the seller that the property is freehold and the council tax band is TBC

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website

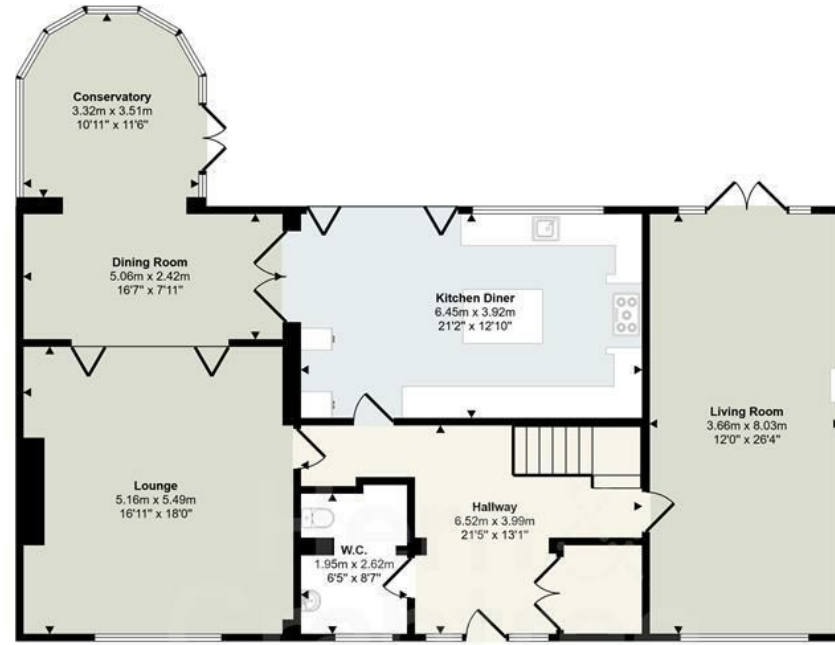






HERN & CRABTREE  
ESTABLISHED 1849

Approx Gross Internal Area  
251 sq m / 2702 sq ft



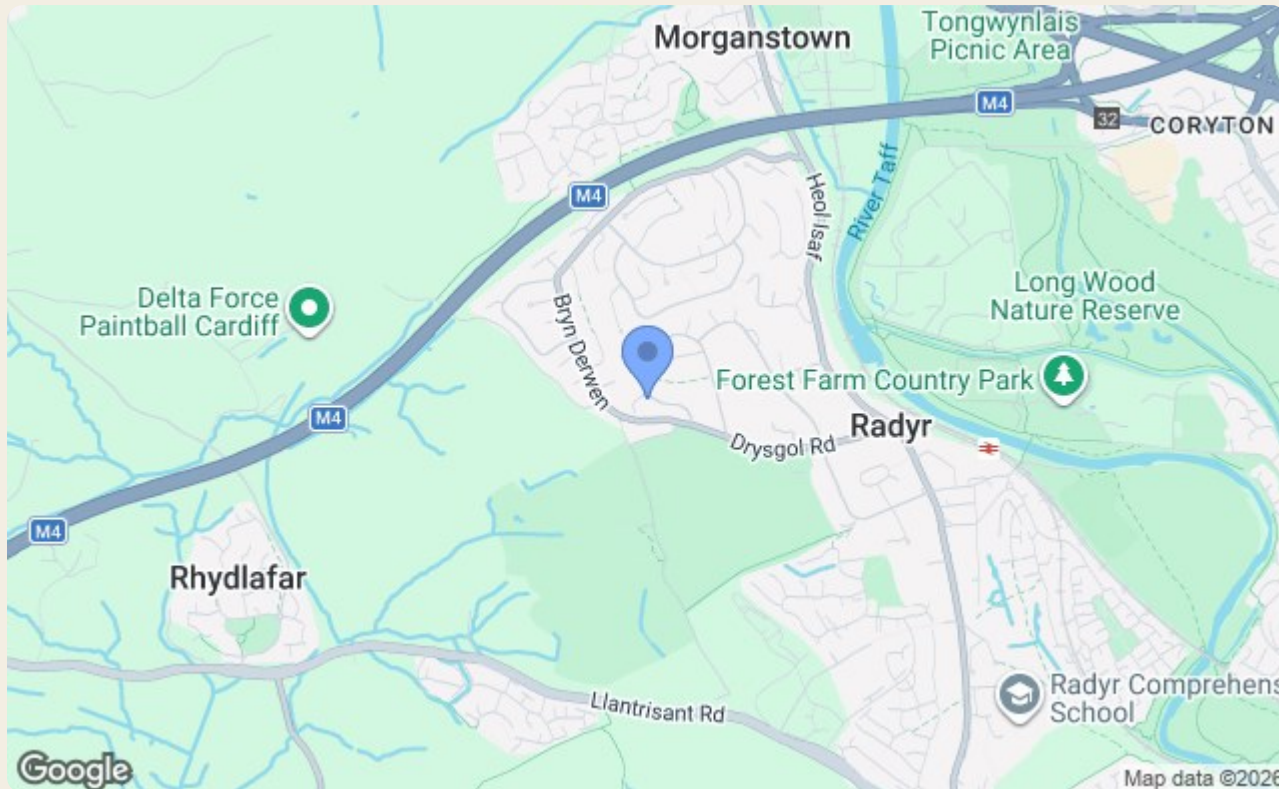
First Floor  
Approx 137 sq m / 1474 sq ft



Ground Floor  
Approx 114 sq m / 1228 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current		Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC				