15 Bryncoed, Radyr

£499,950 Freehold

EXTENDED DETACHED PROPERTY FOUR BEDROOMS **DRIVEWAY AND GARAGE** CUL DE SAC ** A beautifully presented four bedroom, extended, detached property in a sought after Radyr location. Entrance hallway, family lounge, kitchen/breakfast room, sitting/garden room and WC. To the first floor; spacious primary bedroom with en-suite, two further double bedrooms, family bathroom and fourth bedroom. Well manicured rear garden. Garage and driveway. EPC Rating: C

Council Tax band: F

Tenure: Freehold

HALLWAY
Entered via a wooden door with obscured glass panels, a welcoming hallway. Oak flooring. Radiator. Doors to all lounge, WC and kitchen. Stairs leading to first floor.

LOUNGE
17' 1" x 12' 1" (5.21m x 3.68m)
A spacious family lounge. Doors through to dining room and hallway. Radiator. Two UPVC windows to front.

CLOAKROOM
6' 2" x 3' 8" (1.89m x 1.11m)
White suite; low level WC, pedestal wash hand basin with chrome mixer tap. Two built in storage cupboards. Continuation of oak flooring. Radiator. Extractor fan. Half wall tiling. Access to roof space. Obscured glass window to front.

KITCHEN/BREAKFAST ROOM
19' 2" x 10' 5" (5.84m x 3.17m)
Appointed along three side, white high gloss high and low level cupboards beneath granite worktops. I set 1.5 bowl stainless steel sink with chrome mixer tap, integrated five ring gas hob with extractor hood, integrated oven, integrated grill, integrated dishwasher, washing machine and tumble dryer. Ample space for dining room table. Radiator. Glass splashbacks. Spotlights. Tiled flooring. Two UPVC windows and UPVC French door to rear. Door to dining room.

DINING ROOM
19' 4" x 13' 7" (5.90m x 4.14m)
An impressive dining room. Space for large dining room table. Built in under-stairs storage cupboard. Radiator. UPVC window to front. Oak flooring. Double glass panelled oak doors opening into garden room/sitting room.

SITTING/GARDEN ROOM
19' 1" x 10' 5" (5.81m x 3.17m)
A second reception room. Gas fire with marble mantlepiece and hearth. Continuation of oak flooring. Radiator. Wooden framed windows and double doors opening onto decking area. Upvc window to rear. Spotlights in garden room and two 'VELUX' windows.

LANDING
Built in storage cupboard. Access to loft space. Doors to all rooms.

BEDROOM ONE
15' 9" x 9' 8" (4.81m x 2.94m)
A spacious primary bedroom. Built in wardrobes to one side. Radiator. Two UPVC windows to front. Door to en-suite.

ENSUITE
7' 3" x 5' 7" (2.21m x 1.71m)
White suite; low level WC, pedestal wash hand basin with chrome mixer tap, corner shower cubicle with chrome shower and curved glass shower door. Chrome heated towel rail. Spotlights. Extractor fan. Half wall tiling, tiled splashbacks and tiled flooring. Obscured glass window to front.

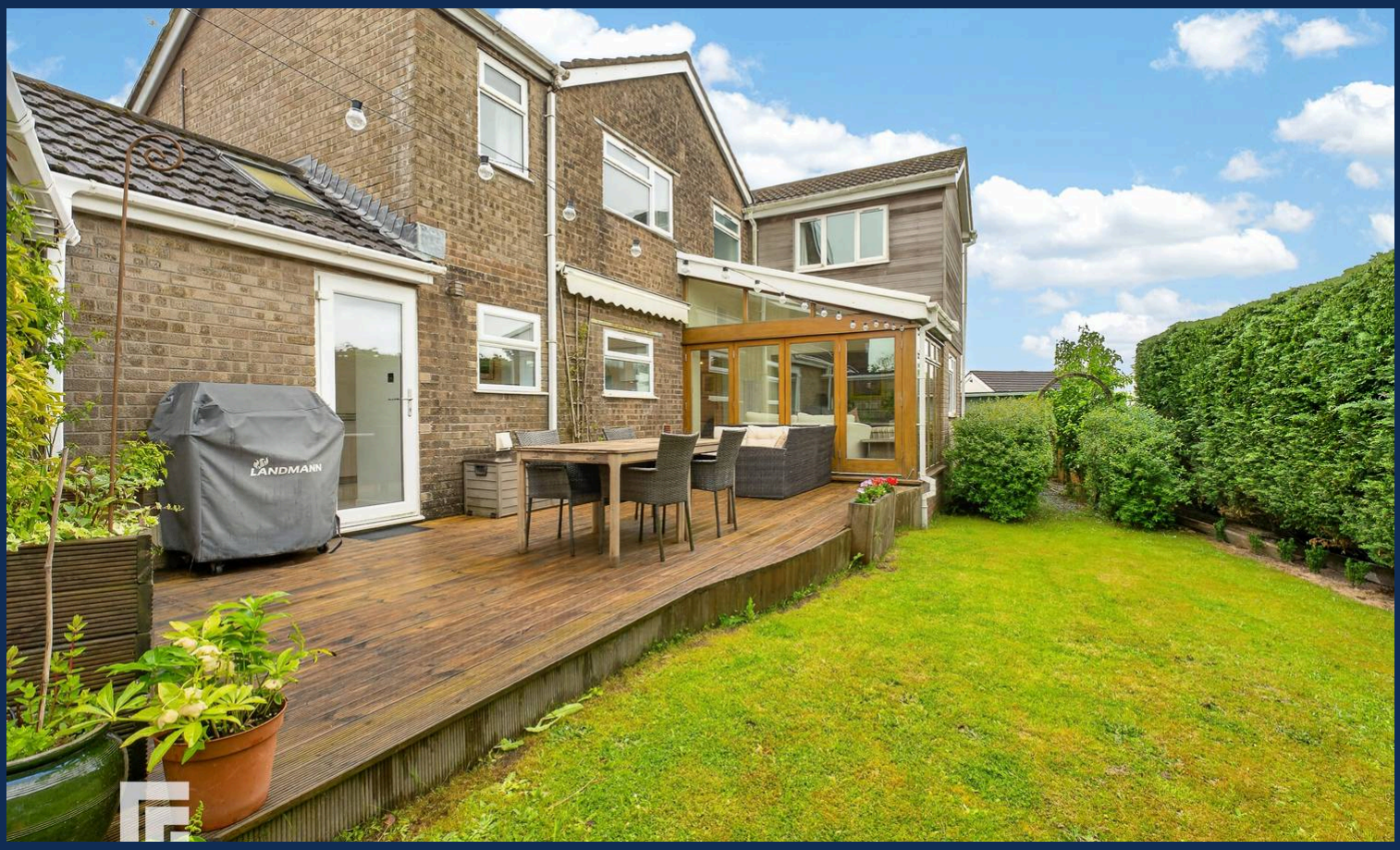
BEDROOM TWO
22' 3" x 10' 8" (6.77m x 3.24m)
A second spacious double bedroom. Ample space for wardrobes. Radiator. UPVC window to side.

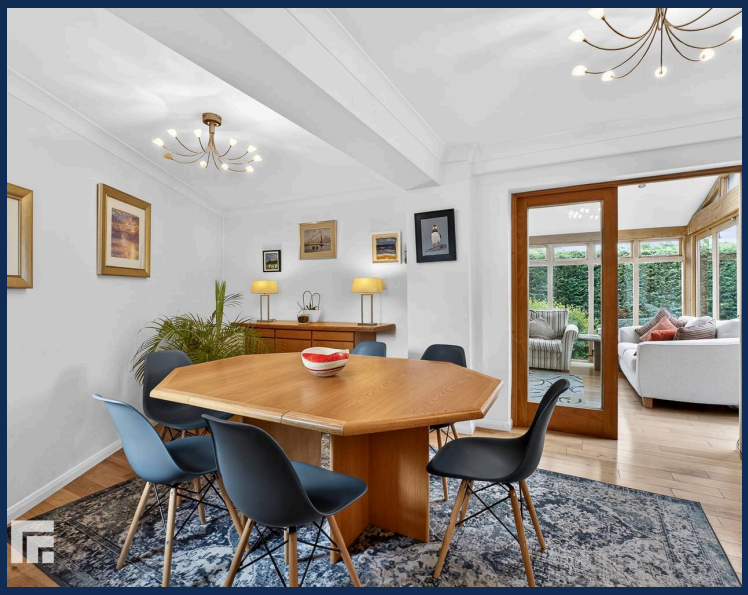
BEDROOM THREE
14' 2" x 9' 9" (4.32m x 2.98m)
A third double bedroom. Built in storage cupboard. Radiator. UPVC window to front.

BEDROOM FOUR
7' 6" x 7' 1" (2.28m x 2.15m)
A fourth bedroom. Built in cupboard housing 'Worcester' combi boiler. Radiator. UPVC window to front.

FAMILY BATHROOM
7' 0" x 6' 4" (2.13m x 1.94m)
White suite; combined low level WC with wash hand balding, chrome mixer tap and vanity. Panelled bath with chrome mixer tap, chrome shower and glass folding shower screen. Chrome heated towel rail. Extractor fan. Spotlights. Tiled walls and flooring. Obscured glass 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.


LANDMANN



REAR GARDEN

A beautifully landscaped, rear garden. Decked area leading to a well manicured lawn. Additional seating area to one side. Archway through stone pathway leading to shed. Bordered by a timber fence and mature hedges. Timber gate to side for access.

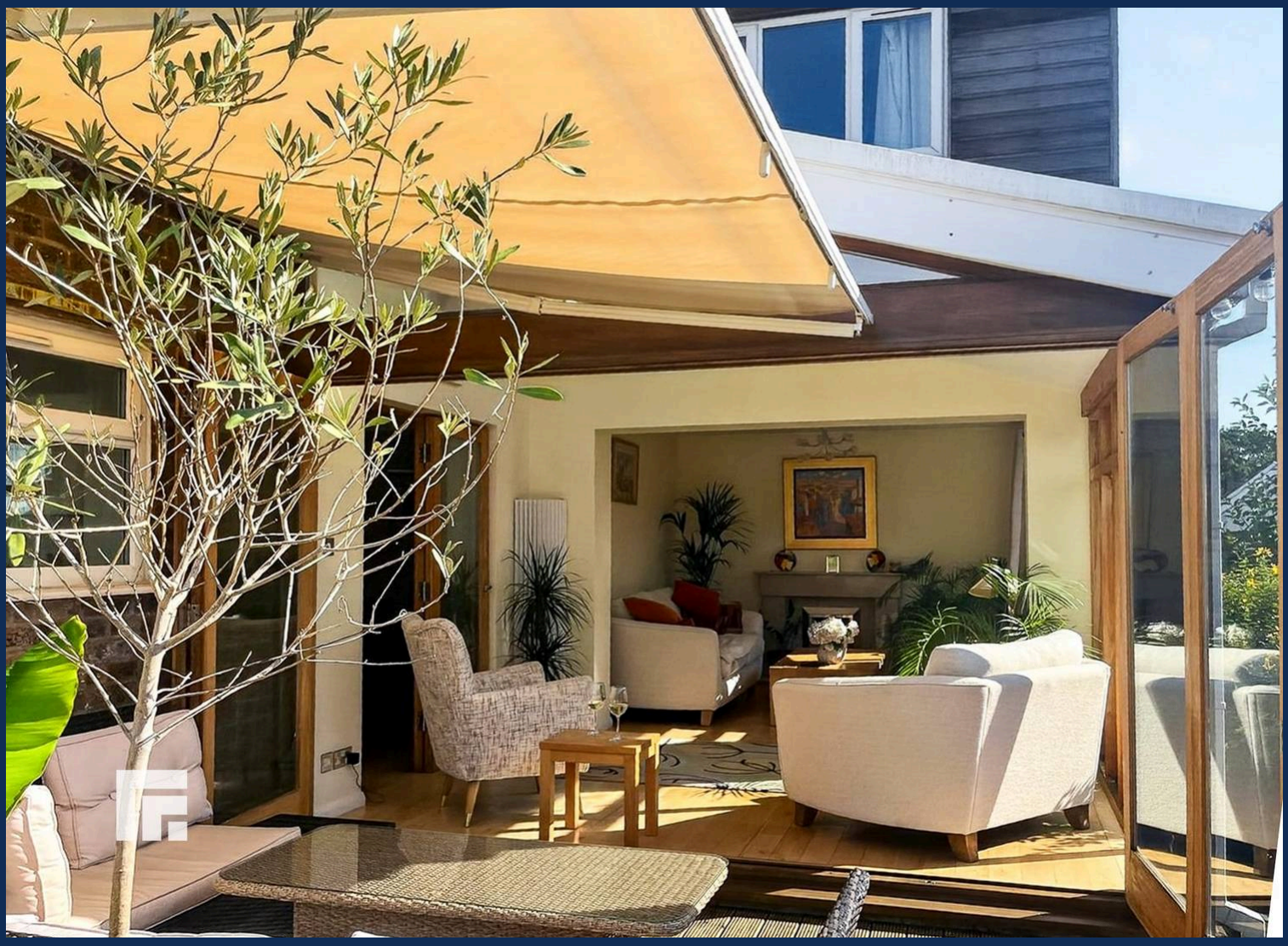
FRONT GARDEN

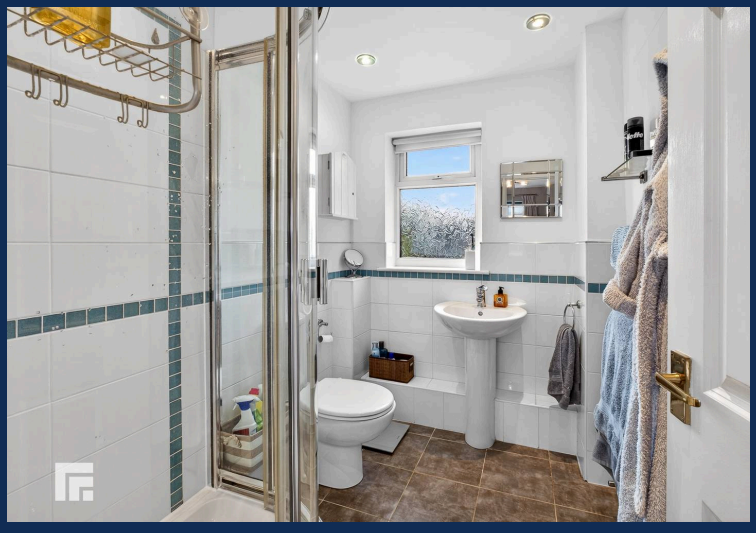
Laid to lawn with mature shrubs. Block paved driveway with parking for up to four vehicles. Access to garage. Timber gate to side for access.

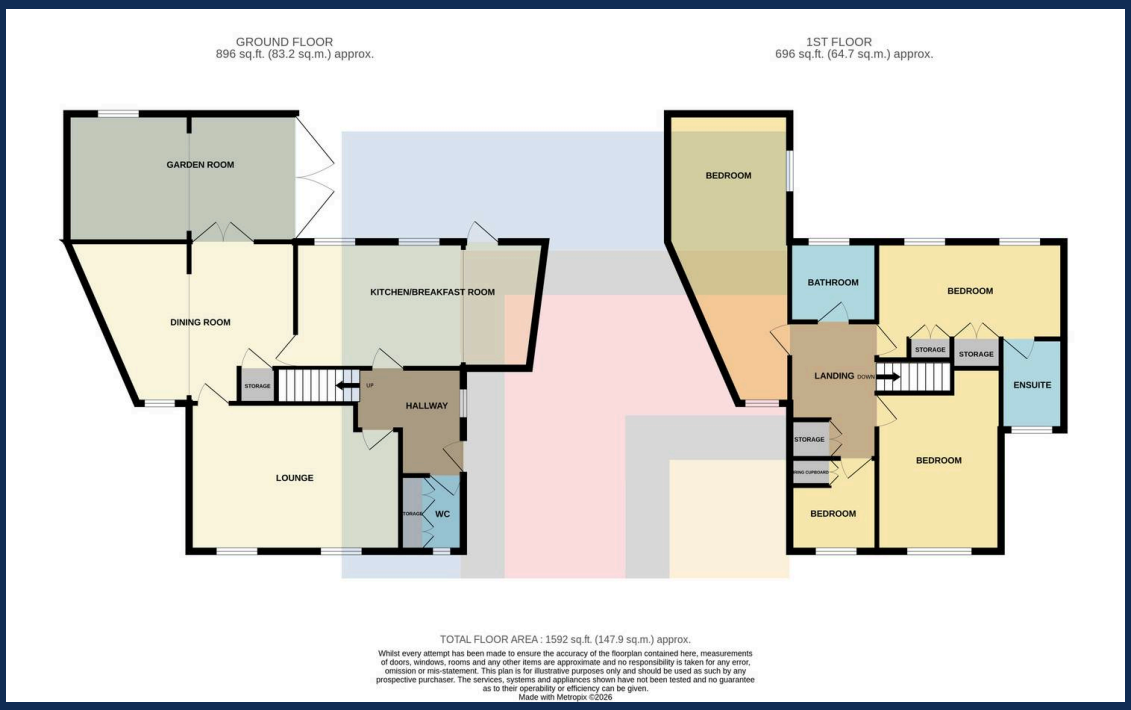
GARAGE

Single Garage

Up and over door with power and lighting. Door into rear garden.







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