



**28 BLAEN-Y-COED**  
**RADYR**  
**CARDIFF CF15 8RL**

ASKING PRICE OF  
**£540,000**



**DETACHED PROPERTY**



**4**



**1**



**2**



**1**

**\*\* BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE \*\***  
**SOUTH WEST FACING REAR GARDEN \*\*** A bright and well presented four bedroom detached family home in the sought after area of Radyr, being located in a quiet and friendly close, a short distance from amenities and transport links. Spacious entrance hallway, modern ground floor shower room, large lounge with dual aspect, modern fitted kitchen and dining room with french doors to the rear garden, large storage room, utility room and sitting room/study. To the first floor are four good sized bedrooms and a modern family bathroom with shower over bath. Gas central heating and double glazed windows. Delightful south westerly facing rear garden. Driveway to front. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1605 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **LOCATION**

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

#### **ENTRANCE HALLWAY**

10' 3" x 7' 2" (3.14m x 2.20m)

Approached via a composite entrance door leading to the sizeable hallway. Understairs storage cupboard. Exceptional Amtico herringbone wood effect flooring. Radiator.

#### **SHOWER ROOM**

6' 8" x 6' 4" (2.04m x 1.94m)

Modern white suite comprising low level wc, wash hand basin, corner shower cubicle. Wall tiling to splash back areas. Cupboard housing the 'Worcester' combi gas central heating boiler. Heated towel rail. Obscured glass window to front.

#### **LOUNGE**

17' 1" x 10' 10" (5.22m x 3.32m)

An excellent sized primary reception with windows to front and rear. Two radiators.

#### **KITCHEN AND DINING ROOM**

17' 1" x 17' 0" (max)(5.22m x 5.20m)

Well appointed along four sides in white handle less fronts beneath solid worktops, inset matching sink and worktop side drainer. Range style cooker to remain with glass cooker hood above. Integrated dishwasher. Integrated fridge freezer. Matching range of eye level wall cupboards with integrated eye level microwave. Integrated slim line wine cooler. Ample space for large family dining or seating area. Exceptional Amtico herringbone wood effect flooring. Double opening french doors to the rear garden. Radiator. Door leading to the inner lobby. Door to large storage and utility room.

#### **LARGE STORAGE**

19' 1" x 8' 11"(max) (5.83m x 2.74m)

A large storage room with versatility. Composite entrance door to front. Fitted shower. Obscured glass window to front.

#### **UTILITY ROOM**

8' 6" x 4' 11" (2.60m x 1.52m)

With solid worktops to one side. Plumbing for washing machine and tumble dryer. Eye level wall cupboards. Tiled flooring. UPVC double glazed door to rear garden. Door to sitting room/study.



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### SITTING ROOM/STUDY

16' 9" x 8' 0" (5.12m x 2.44m)

With two windows overlooking the rear garden.  
Recessed spotlights.

### FIRST FLOOR LANDING

Approached via a full turning staircase leading to the long central landing area. Window to front.  
Access to boarded roof space via drop down ladder. Radiator.

### BEDROOM ONE

13' 0" x 9' 10" (3.97m x 3.00m)

Overlooking the delightful rear garden, an excellent sized primary bedroom. Built in double wardrobe. Radiator.

### BEDROOM TWO

11' 1" x 8' 6" (3.40m x 2.60m)

Aspect to rear, a second double bedroom. Built in wardrobe. Radiator.

### BEDROOM THREE

11' 1" x 8' 3" (3.40m x 2.52m)

Aspect to side, a third double bedroom. Radiator.

### BEDROOM FOUR

13' 0" x 6' 11" (3.97m x 2.13m)

Overlooking the lawned front garden and quite close, a good sized fourth bedroom. Built-out wardrobe. Radiator.

### FAMILY BATHROOM

9' 11" x 6' 9" (3.04m x 2.06m)

Quality, modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with twin head shower above and glass folding shower screen. Wall tiling to splash back areas. Obscured glass window to front.  
Extractor fan. Recessed spotlights. Heated towel rail.

### OUTSIDE

#### REAR GARDEN

A sunny south westerly facing rear garden comprising large decked relaxation leading to an area of lawn with borders of plants and shrubs. Additional paved patio to rear with side access. Outside lighting. Outside power points. Outside tap.

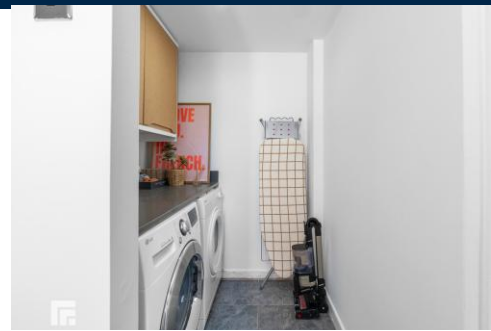
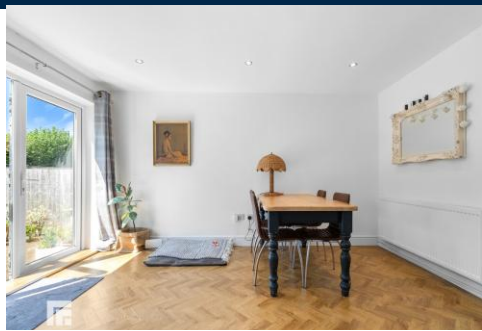
#### FRONT GARDEN

With area of lawn to front and maturing tree. Paved pathway leading to the front door. Driveway and access to side.



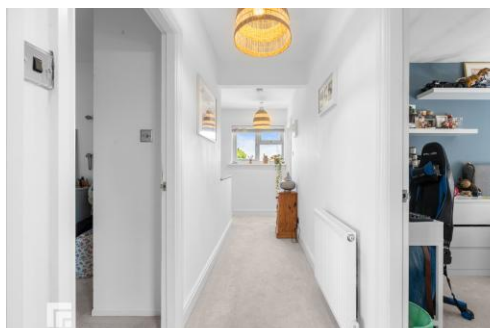
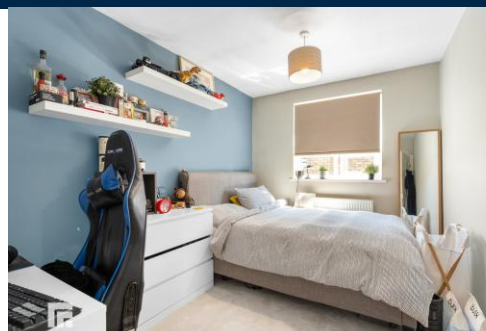


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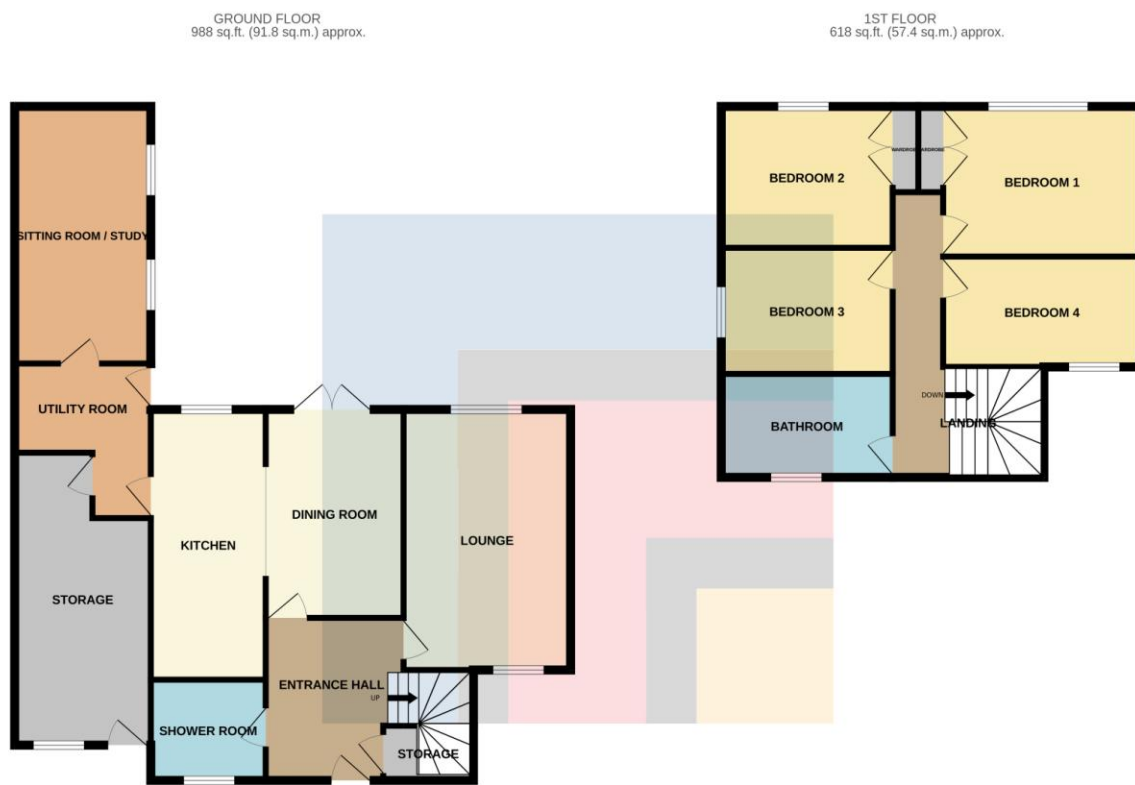




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TOTAL FLOOR AREA: 1605 sq.ft. (149.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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