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CARDIFF

VALE

CAERPHILLY

BRISTOL



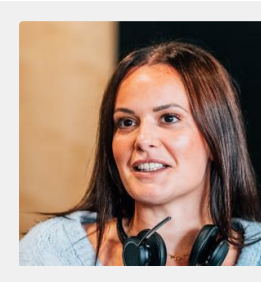
Bryn Coed

RADYR



A beautifully appointed family home
beautifully positioned on a quiet select close in
the sought after area of Radyr, Cardiff.

Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreygross.co.uk



Bryncoed, Radyr, CF15 8RH

Total Area: 151.0 m² ... 1626 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner





Bryn Coed

Radyr, Cardiff, CF15 8RH

Guide Price

£525,000



4 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our
Pontcanna Branch

02920 499680

Nestled in a quiet Cul-de-sac, the charming area of Bryn Coed, Radyr, Cardiff, this delightful house offers a perfect blend of comfort and convenience. With four well proportioned bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family. Further benefits from a driveway for 2 cars.

The house features a modern bathroom, shower room & a ground floor WC ensuring that morning routines run smoothly for everyone. The property also includes parking for one vehicle, adding to the convenience of daily life.

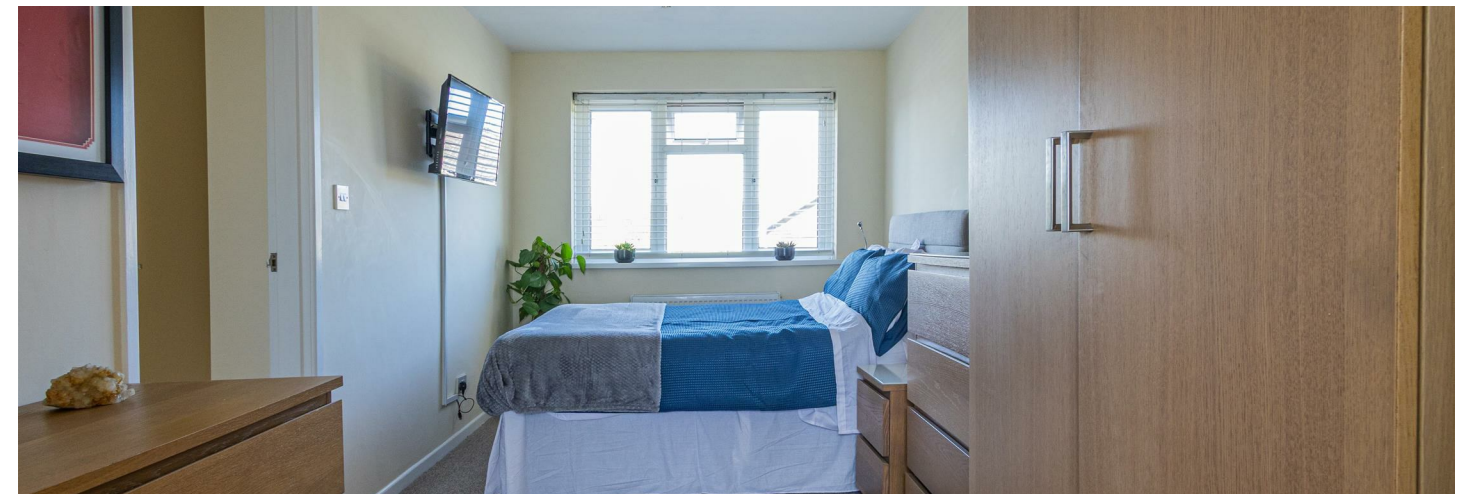
To the outside is a mature, well maintained, child friendly rear garden ideal for entertaining on those summer days.

One of the standout features of this location is the proximity to excellent schools, making it an attractive option for families with children. The surrounding area boasts a friendly community atmosphere, with local amenities and parks nearby, perfect for leisurely strolls or outdoor activities.

This property is not just a house; it is a place where memories can be made. With its spacious layout and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant and family-friendly neighbourhood. Don't miss the chance to make this lovely house your new home.



Hall	Bedroom & en suite 16'9 x 8'1 (5.11m x 2.46m)
Lounge 14'8 x 11'4 (4.47m x 3.45m)	Bathroom
Kitchen diner 25'1 x 13'4 max (7.65m x 4.06m max)	Council Tax
Snug 17'1 x 7'4 (5.21m x 2.24m)	Tenure
Boot room & pantry 9'1 x 7'4 (2.77m x 2.24m)	School catchments
Utility room 9'5 x 7'4 (2.87m x 2.24m)	Radyr Comprehensive Catchment & Bryn Deri Primary School
Please note this is a single skin construction	Welsh Medium Primary school - Ysgol Gymraeg Coed-Y-Gof
Storage/games room 11'7 x 7'6 (3.53m x 2.29m)	Welsh medium secondary school - Ysgol Gyfun Gymraeg Plasmawr
Please note this is a single skin construction	EPC
Bedroom 13'6 x 8'8 (4.11m x 2.64m)	
Bedroom 12'1 x 9'8 (3.68m x 2.95m)	
Bedroom 10'7 x 6'9 (3.23m x 2.06m)	





Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

