



4 GRANTHAM CLOSE

CARDIFF CF5 2EX

ASKING PRICE OF

£419,950



DETACHED PROPERTY



3



1



2



2

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1201 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** EXTENDED DETACHED PROPERTY ****
THREE DOUBLE BEDROOMS ** SOUTH FACING REAR GARDEN ** A beautifully presented three bedroom detached property in a sought after area. Entrance porch, spacious family lounge, dining room, impressive kitchen/breakfast/family room and study/fourth bedroom. To the first floor; primary bedroom with en-suite, a second double bedroom, family bathroom and third double bedroom. South facing rear garden. Garage and driveway. EPC Rating: C

LOCATION

Radyr Way is a popular residential suburb within the Fairwater and Danescourt area that is well served by its amenities. These include a local shopping precinct, doctors & dentist surgeries, a child's play area, a coffee shop, a train station & convenient bus routes

ENTRANCE

ENTRANCE PORCH

Entered via a solid wood door with obscured glass detail. Light. Coat hooks. Door thought to lounge.

LOUNGE

14' 7" x 12' 0" (4.47m x 3.68m)

A spacious, family lounge. Wooden flooring. Radiator. Stairs to first floor. uPVC windows to front. Archway through to dining room.

DINING ROOM

11' 7" x 8' 11" (3.55m x 2.72m)

A good sized dining room. Ample space for table and chairs. Radiator. Continuation of wooden floor from lounge. Obscured glass feature window. Doors to study and kitchen/family room.

STUDY

8' 9" x 8' 5" (2.69m x 2.59m)

Currently being used as an office/study (previously used as a bedroom); a versatile room. Radiator. Obscured glass feature looking window to side.

KITCHEN/BREAKFAST/FAMILY ROOM

21' 11" x 9' 10" (6.69m x 3.00m)

Appointed along two sides with breakfast bar, High and low level cupboards beneath laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated oven and extractor hood, integrated microwave/grill, integrated dishwasher and integrated washing machine. Additional storage cupboards under breakfast bar. 'Worcester' moisture sensitive fan. Remote control ceiling fan. Tiled splashbacks and flooring. Spotlights. Three Velux windows. uPVC window to rear. Solid wood double French doors and side windows to rear.

FIRST FLOOR

LANDING

A bright, airy landing area. uPVC window to side. Built in storage cupboard. Access to loft space. Doors to all rooms.

BEDROOM ONE

11' 5" x 10' 0" (3.50m x 3.07m)

A spacious primary bedroom. Wooden flooring. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

10' 0" x 2' 11" (3.07m x 0.89m)

White suite; low level WC, wash hand basin with chrome mixer tap and vanity, shower cubicle with chrome electric shower. Tiled splashbacks. Radiator. Moisture sensitive extractor fans. uPVC window to side.

BEDROOM TWO

10' 6" x 9' 0" (3.21m x 2.76m)

A second double bedroom. Wooden flooring. Built in, open wardrobe. Radiator. uPVC window to rear.

BEDROOM THREE

10' 3" x 8' 3" (3.14m x 2.52m)

A third double bedroom. Wooden floor. Radiator. Two uPVC windows to front.



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FAMILY BATHROOM

9' 0" x 6' 7" (2.75m x 2.01m)

White suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and chrome shower. Chrome heated towel rail. Tiled wall. Moisture sensitive extractor fans. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a south facing rear garden. Decked area leading to an area of lawn. Paved pathway to one side leading to timber gate for access. Additional timber gate to other side for access.

FRONT

Lawn area. Open porch. Driveway with parking for one vehicle.

GARAGE

Single garage with up and over door. 'Vailant' combi boiler. Power and lighting.

ADDITIONAL INFORMATION

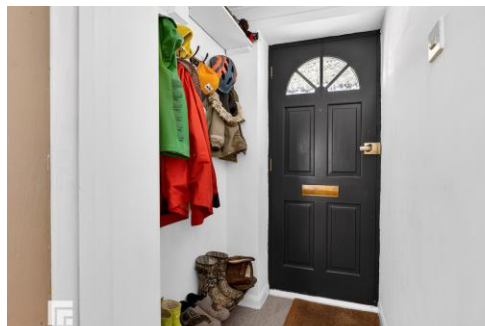
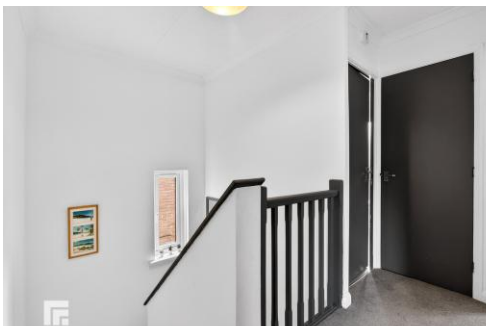
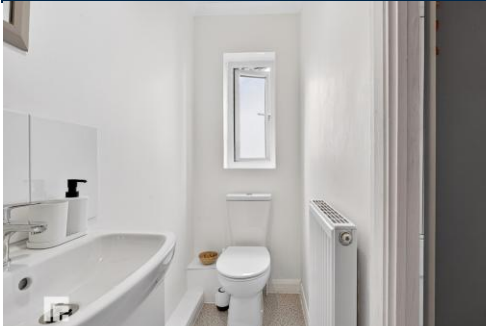
New windows, boiler and radiators, loft installation and cavity wall insulation, we're all fitted/installed in October 2025.



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TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, levels 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		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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