



76 DAN-Y-BRYN AVENUE
RADYR
CARDIFF CF15 8DD

ASKING PRICE OF
£675,000



DETACHED PROPERTY



4



2



3



1

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

**** DETACHED PROPERTY ** FOUR DOUBLE BEDROOMS ** FULLY RENOVATED THROUGHOUT ** DOUBLE GARAGE **** A beautifully presented, four bedroom detached property in a sought after location in Radyr. Entrance hallway, spacious lounge, an impressive open plan kitchen/dining/family room, utility/boot room, study and WC. To the first floor; primary bedroom with en-suite, a second double bedroom, family bathroom and two further double bedrooms. South facing landscaped rear garden. Double garage and driveway. EPC: TBC

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE

ENTRANCE HALLWAY

Entered via a uPVC door with decorative obscured glass panes and glass side windows; a welcoming hallway. Parquet flooring. Radiator. Half turn staircase with metal balustrades leading to first floor. Doors into lounge and kitchen/dining/family room. Door into cloakroom/WC.

LOUNGE

17' 10" x 12' 11" (5.45m x 3.95m)
A spacious family lounge. Electric fireplace with modern surround and oak mantelpiece. Radiator. Large uPVC window to front. Double oak doors with glass panels opening into hallway.

CLOAKROOM

7' 7" x 2' 11" (2.33m x 0.90m)
Modern suite; low level WC, wash hand basin with chrome mixer tap and vanity. Radiator. Half wall tiling and tiled flooring. Obscured glass window to front.

KITCHEN/DINING/FAMILY ROOM

27' 9" x 23' 3" (max) (8.48m x 7.09m)
An impressive kitchen/dining/family room. Appointed along three sides, high and low level cupboards beneath quality solid work surfaces, white composite 1.5 bowl sink with chrome mixer tap and side drainer, freestanding range style cooker with five ring gas hob, oven and grill; integrated dishwasher, integrated washing machine and space for fridge freezer. Built in storage cupboard with power socket. Breakfast bar with wine rack and additional storage cupboards. Ample space for dining room table. Oak flooring. Radiator. uPVC window looking out to the garden. Opening through to sitting area with patterned tiled flooring. Vertical modern radiator. uPVC windows to rear and two obscured glass windows to side. Four 'Velux' windows. Bi-fold doors to side opening into rear garden.

UTILITY/BOOT ROOM

7' 5" x 7' 1" (2.28m x 2.16m)
Appointed along one side, white units with laminate worktop. Radiator. Tiled flooring. UPVC door to rear garden. Intergrated door into double garage.

STUDY

9' 0" x 7' 0" (2.76m x 2.14m)
A versatile room currently being used as a study. Quality laminate flooring. Radiator. uPVC window to rear.

FIRST FLOOR

LANDING

Access to roof space. Obscured glass window to side. Doors to all rooms.

BEDROOM ONE

13' 5" x 12' 11" (4.09m x 3.94m)
A good sized primary bedroom. Built in wardrobe. Radiator. UPVC window to front. Door to en-suite.

ENSUITE

7' 0" x 3' 9" (2.14m x 1.16m)
Modern white suite; low level WC, walk in shower with dual chrome shower and glass shower screen, wash and basin with chrome mixer tap and vanity. Chrome heated towel rail. Extractor fan. Tiled flooring. Tiled splashback. Spotlights.



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BEDROOM TWO

12' 0"(max) x 11' 0"(max) (3.67m x 3.36m)

A second double bedroom. Radiator. UPVC window to front.

BEDROOM THREE

11' 11" x 8' 8" (3.64m x 2.65m)

A third double bedroom. Radiator. UPVC window to rear.

BEDROOM FOUR

11' 9" x 8' 7" (3.60m x 2.63m)

A fourth double bedroom. Radiator. UPVC window to rear.

FAMILY BATHROOM

8' 3" x 6' 4" (2.52m x 1.95m)

Modern white suite; low level WC with combined wash hand basin, chrome mixer tap and vanity; bath with chrome mixer tap and hand held shower. Separate shower cubicle with dual headed chrome shower and glass screen. Panelled splashback. Half wall tiling. Tiled flooring. Extractor fan. Spotlights. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

Bordered by a timber fence and edged with wooden sleeper planters; a beautifully landscaped south facing, well-manicured rear garden. Paved patio leading to a large area laid to lawn. Decked seating area. Wood chipped area. Outside power socket. Outside tap. Timber gate to side for access.

FRONT

Laid to lawn. Pathway leading to entrance. Outside power socket. Driveway with parking for two vehicles side by side.

DOUBLE GARAGE

17' 8" x 16' 11" (5.39m x 5.17m)

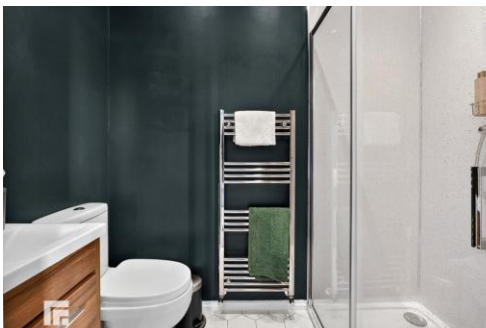
Double garage with up and over door. Power and lighting. Obscured glass window to side.



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FLOORPLAN AND EPC TO FOLLOW

RADYR 029 2084 2124

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



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