



Pentwyn,  
Radyr, Cardiff,  
CF15 8RE



Asking Price  
£425,000

3 Bedrooms  
House - Detached

An exciting opportunity to purchase this beautifully presented three-bedroom detached family home ideally located in the highly desirable village of Radyr. The property benefits from a welcoming porch and entrance hallway, leading through to a spacious sitting room positioned to the front aspect. The centrepiece of this fabulous home is the open plan kitchen diner that provides a practical and sociable space with direct access to the rear garden, making it ideal for everyday family living. Upstairs, the property offers three well-proportioned bedrooms and a modern, four-piece bathroom. The home is fully double glazed throughout and benefits from gas fired central heating with a Baxi condensing combination boiler located within the loft space. Externally, the property provides excellent parking facilities with a paved driveway offering space for multiple vehicles and access to a detached single garage. The rear garden is arranged over three levels with patio and lawned areas, providing an attractive and easily maintained outdoor space. The property is ideally positioned close to the excellent public transport links, highly regarded schools and the excellent local amenities, including Radyr village which offers a selection of shops, cafés and restaurants. The M4 and A470 are also easily accessible, providing convenient links to Cardiff city centre and beyond.



## ACCOMMODATION

### PORCH

7'4" x 3'8"

Via UPVC glazed front door, laminate flooring, painted walls.

### ENTRANCE HALLWAY

With laminate flooring, painted walls, painted ceiling with coving, radiator panel, heating thermostat and controls, under-stairs cupboard and stairs to first floor.

### LOUNGE

14'9" x 11'6" (max)

Overlooking the front aspect of the property with laminate flooring, painted walls, painted ceiling with coving, polished sandstone mantelpiece with flued gas fire, UPVC window and radiator with TRV.

### KITCHEN

19'5" x 10'8" (max)

A superb open plan space overlooking the rear aspect of the property. With a range of wall and base units with contrasting work surfaces and tiled splashback. Electric induction hob, double electric oven, ceramic sink with chrome mixer tap, integrated fridge freezer, washing machine and dishwasher. UPVC windows to side and rear and French door to rear garden.

### WC

4'4" x 3'8"

Accessed from the hallway with low level WC, wash hand basin with chrome mixer tap, UPVC window to side and radiator with TRV.



## Features

- THREE BEDROOM DETACHED PROPERTY
- SOUGHT AFTER RADYR LOCATION
- PORCH TO FRONT
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- DETACHED SINGLE GARAGE
- SPLIT LEVEL REAR GARDEN
- WITHIN CATCHMENT FOR RADYR COMPREHENSIVE SCHOOL
- VIEWINGS HIGHLY RECOMMENDED

### FIRST FLOOR LANDING

Via carpeted staircase to landing, painted walls, painted ceiling with coving, UPVC window to side, access to loft and doors to all rooms.

### BEDROOM ONE

14'3" x 8'11" (max)

Overlooking the front aspect of the property with carpeted floor, painted walls, painted ceiling with coving, integrated wardrobe, UPVC window and radiator with TRV.

### BEDROOM TWO

12'2" x 11'5" (max)

Overlooking the rear aspect of the property with carpeted floor, painted walls, painted ceiling with coving, integrated wardrobe, UPVC window and radiator with TRV.



**BEDROOM THREE**

10'10" x 10'2" (max)

Overlooking the front aspect of the property with carpeted floor, painted walls, painted ceiling with coving, UPVC window and radiator with TRV.

**BATHROOM**

11'5" x 6'11" (max)

A modern and fully tiled four-piece suite, with panelled bath with chrome taps, separate shower cubicle with chrome mixer shower, pedestal wash hand basin, low level WC, chrome towel radiator and UPVC window to rear.

**OUTSIDE****FRONT**

Paviour driveway providing off road parking for multiple vehicles leading to detached single garage with up and over door, external tap, small lawned area and gated access to rear garden.

**REAR**

Rear garden arranged over three levels with paved patio seating area, steps rising to lawn and further steps to an additional patio area, enclosed by timber fencing.

**TENURE**

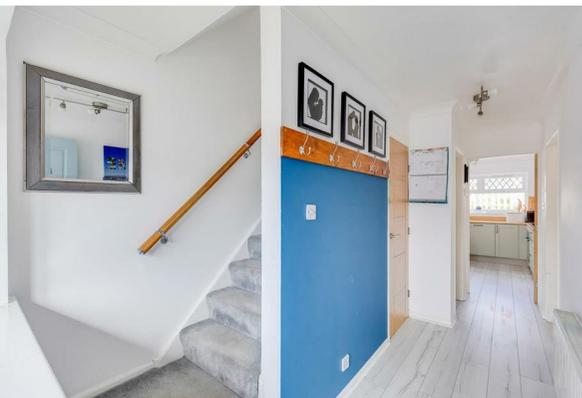
This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

**COUNCIL TAX**

Band F

## Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1098.70 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



3 BEDROOMS



1 BATHROOMS

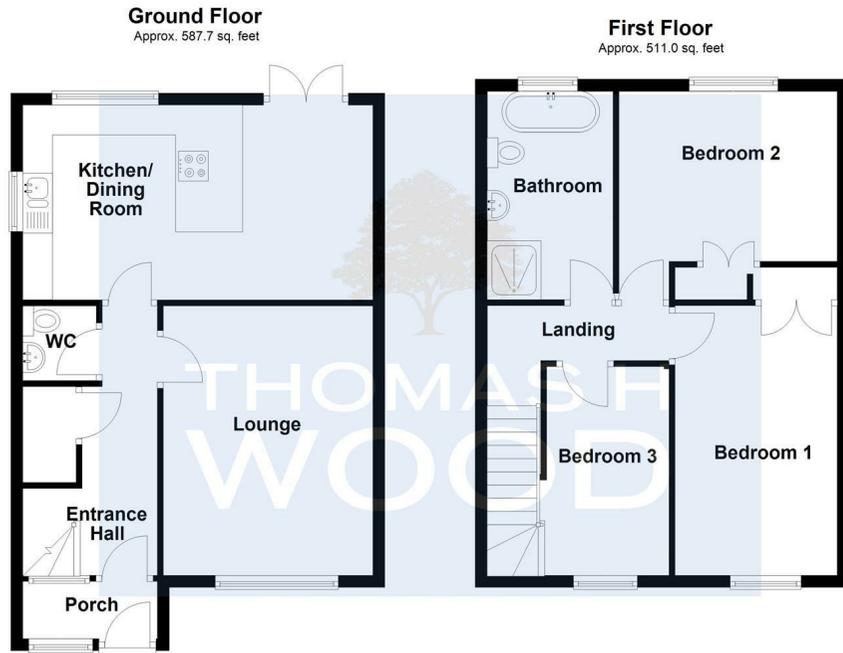


1 RECEPTION ROOMS



ENERGY RATING: C





Total area: approx. 1098.7 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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