



Dol Isaf,  
Radyr, Cardiff,  
CF15 8HF



Offers In Excess Of  
£290,000

2 Bedrooms  
House - Terraced



This well-presented two double-bedroom terraced property is ideally located on Dol Isaf in the highly desirable suburb of Radyr. Constructed by Bellway Homes in 2022, the property still benefits from the balance of the NHBC certificate and is offered for sale in excellent condition throughout. An ideal first-time buyer or investor opportunity, the home is situated close to green spaces, local shops, and well-regarded primary and secondary schools, with excellent public transport links nearby.



## ACCOMMODATION

### ENTRANCE & RECEPTION

Entrance via composite front door into hallway with access to the kitchen, WC, and lounge.

### LOUNGE

12'3" x 16'0"

Spacious rear-facing reception room with ample space for dining and seating. Painted walls, smooth ceiling, and UPVC French doors opening to the rear garden.

### KITCHEN

5'6" x 11'2"

Fitted with a range of modern wall and base units with contrasting work surfaces, gas hob with extractor, electric oven, and space/plumbing for appliances. UPVC window to the front aspect.

### WC

3'7" x 5'4"

Fitted with a low-level WC and pedestal wash hand basin. Vinyl flooring and extractor fan.



## Features

- TERRACED
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- BALANCE OF NHBC CERTIFICATE REMAINING
- IDEAL FOR INVESTORS/ FIRST-TIME BUYERS
- CLOSE TO EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CLOSE TO EXCELLENT LOCAL AMENITIES
- VIEWINGS HIGHLY RECOMMENDED

### FIRST FLOOR LANDING

Access to two bedrooms and the family bathroom. Loft hatch to ceiling.

### BEDROOM ONE

12'2" x 9'10"

Generous double bedroom to the rear aspect with laminate flooring, painted walls, smooth ceiling, UPVC window, radiator panel, and space for wardrobes.



**BEDROOM TWO**

8'11" x 9'8"

A second double bedroom overlooking the front aspect with laminate flooring, painted walls, smooth ceiling, UPVC window, radiator panel, built-in storage cupboard, and space for wardrobes.

**FAMILY BATHROOM**

6'9" x 5'6"

Modern three-piece bathroom comprising low-level WC, pedestal wash hand basin, and panelled bath with chrome mixer shower over. Tiling to splashback areas and laminate flooring.

**OUTSIDE**

**GARDEN**

Enclosed rear garden laid to patio and lawn—ideal for outdoor seating or children's play area.

**PARKING**

On-street parking available to the front of the property.

**TENURE**

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

**COUNCIL TAX**

Band D

**Information**

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 644.00 sq ft
- Current EPC Rating: B
- Potential EPC Rating: A



2 BEDROOMS



2 BATHROOMS

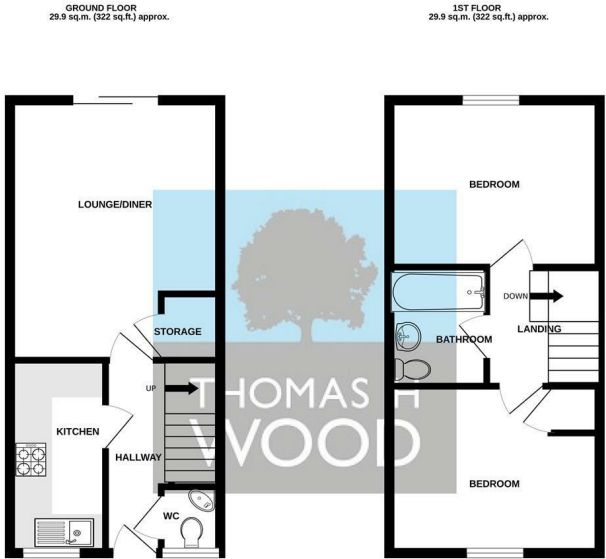


1 RECEPTION ROOMS



ENERGY RATING: B



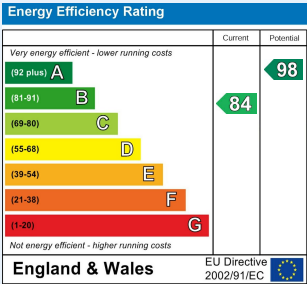


TOTAL FLOOR AREA: 59.8 sq.m. (644 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, spaces and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The accuracy, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Netplan (2023).



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



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