



34 De Clare Drive,
Radyr, Cardiff
CF15 8FY

Asking Price £350,000
House - Townhouse
3 Bedrooms

Tenure - Freehold

Floor Area - 1141.00 sq ft

Current EPC Rating - C79

Potential EPC Rating - B90



Set in the desirable village of Radyr, 34 De Clare Drive offers a stylish and flexible three-bedroom townhouse with superb space for modern living. Arranged over three floors and finished to a high standard, this well-balanced home provides both generous reception areas and private bedrooms, making it ideal for families and professionals alike.

At the heart of the property is a bright open-plan kitchen/dining/family room with patio doors opening onto the garden — perfect for entertaining and everyday life. A separate study and first-floor lounge add versatility, while three double bedrooms, including a principal suite with en-suite shower room, ensure comfort and privacy for the whole family.

Outside, the enclosed rear garden offers a private retreat with patio seating and rear access, complemented by a neatly enclosed front garden.

Radyr remains one of Cardiff’s most sought-after locations, boasting excellent primary and secondary schools, a village centre with shops and cafés, golf and tennis clubs, and easy access to the Taff Trail and Radyr Woods. The property is also just a short walk from Radyr train station, providing a direct link to Cardiff city centre, and benefits from excellent local amenities and transport connections.

ACCOMMODATION

ENTRANCE

Approached via wrought iron gate and pathway through an enclosed front garden with mature shrubs and hedging.

HALLWAY

Entered via uPVC double glazed door. Radiator. Useful storage cupboard housing the wall-mounted central heating boiler and space for coats. Access to cloakroom, study, and kitchen/dining/family room. Stairs to the first floor.

CLOAKROOM/WC

1.92m x 0.85m (6'3" x 2'9")
Fitted with low-level WC and vanity unit with inset wash basin and storage. Radiator.

STUDY

2.85m x 1.86m (9'4" x 6'1")
Front-facing window, radiator. Ideal as a home office or snug.

KITCHEN/ DINING/ FAMILY ROOM

6.06m x 3.93m (19'10" x 12'10")
A bright, sociable open-plan living space with patio doors leading to the garden and additional side windows. Modern fitted kitchen with a range of base and wall units, stainless steel sink and drainer, integrated oven with gas hob and extractor. Space for fridge/freezer, dishwasher, and washing machine. Ample dining and sitting areas. Radiator.

FIRST FLOOR

LANDING

Stairs to second floor. Radiator.

LOUNGE

4.00m x 3.94m (13'1" x 12'11")
Spacious reception room with two front aspect windows. Radiators, TV and telephone points.

MASTER BEDROOM

2.86m x 3.94m (9'4" x 12'11")
Rear aspect double bedroom with two windows. Radiator.

EN-SUITE

1.97m x 1.89m (6'5" x 6'2")
Fitted with double shower enclosure, low-level WC, and vanity unit with inset sink and storage. Heated towel radiator, tiled splashback, shaver point, and extractor.

SECOND FLOOR

LANDING

Access to loft space.

BEDROOM TWO

3.30m x 3.96m (10'9" x 12'11")
Generous double bedroom with front-facing window, fitted wardrobes, and airing cupboard with hot water tank. Radiator.

BEDROOM THREE

2.58m x 3.97m (8'5" x 13'0")
Rear-facing double bedroom with Velux window, fitted wardrobes, and radiator.

BATHROOM

1.96m x 1.68m (6'5" x 5'6")
Modern suite comprising panelled bath with shower attachment, vanity unit with inset basin and storage, low-level WC, heated towel radiator, shaver point, and extractor.

OUTSIDE

FRONT

Enclosed with wrought iron gate and railings, pathway to entrance, and mature shrub borders.

REAR

Private, low-maintenance garden with paved seating area, flower and shrub borders, outside tap, and gated access to rear courtyard.

GARAGE

Single garage with up and over door, parking space to front. (Middle garage)

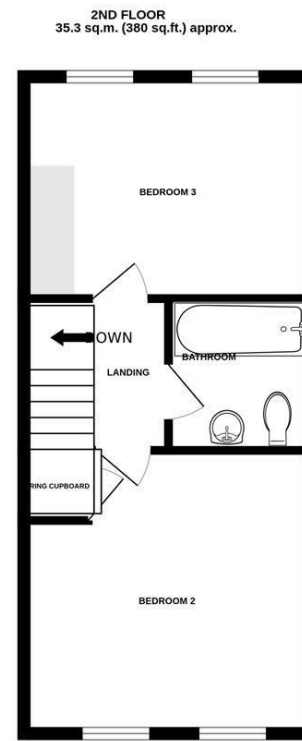
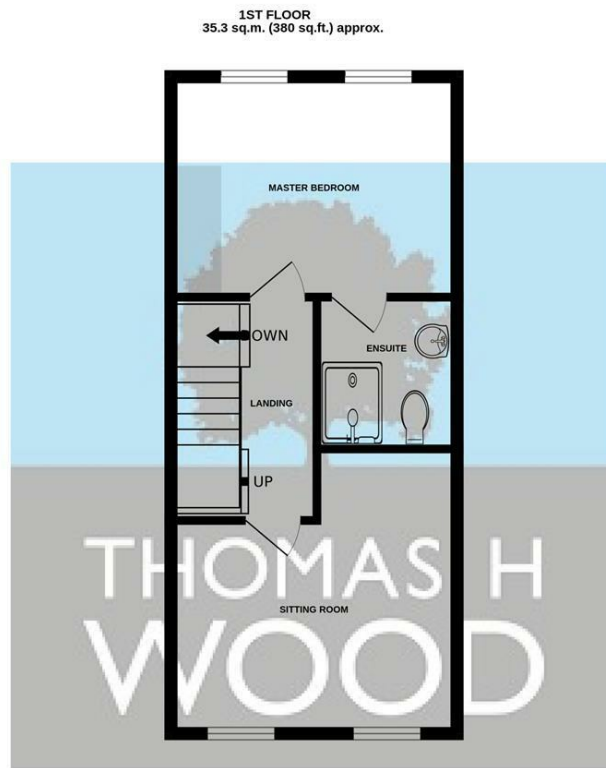
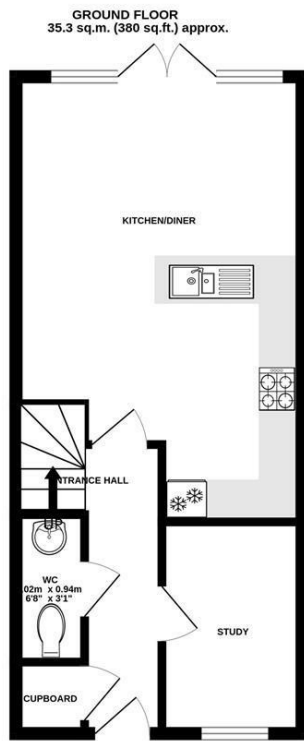
TENURE

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

COUNCIL TAX

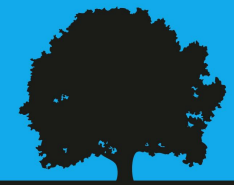
Band F





TOTAL FLOOR AREA : 106.0 sq.m. (1141 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(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	