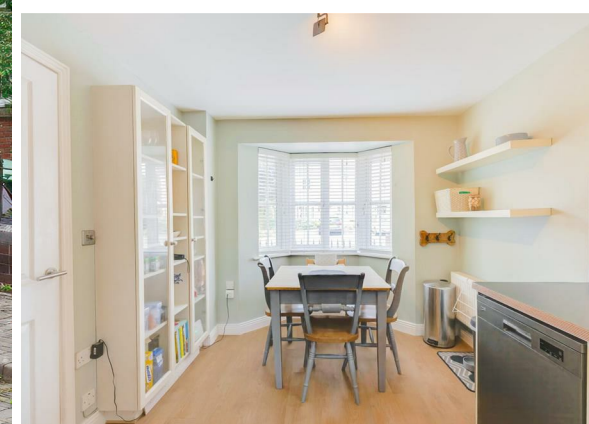




2 Clos Maedref,
Radyr, Cardiff
CF15 8DS

Asking Price £415,000
House - End Terrace
4 Bedrooms

A beautifully presented and spacious four-bedroom end-of-terrace town house, ideally situated in a quiet cul-de-sac in the sought-after area of Radyr. This modern family home is just a short walk from Radyr Village, offering a range of local shops, cafés, and amenities, and is also conveniently positioned for Radyr train station, providing excellent transport links into Cardiff city centre.

The well-planned accommodation comprises an inviting entrance hall, stylish kitchen/diner, comfortable sitting room, ground floor WC, and four bedrooms, the principal bedroom benefiting from a modern en-suite shower room. There is also a well-appointed family bathroom. The property is tastefully decorated throughout, with a low-maintenance, enclosed rear garden ideal for entertaining, and two off-road parking spaces to the front.

Families will appreciate the proximity to highly regarded schools, including Radyr Comprehensive and Bryn Deri Primary, making this an ideal choice for those seeking excellent education options. The location also offers easy access to the Taff Trail for walking and cycling, and nearby links to the M4 and A470 provide fast connections across South Wales and beyond.

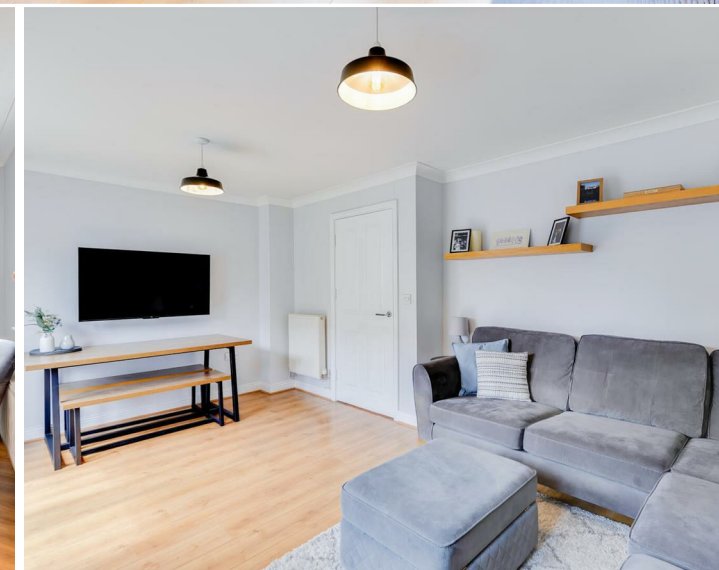
ENTRANCE HALL

Via composite front door with double glazed panels. Painted walls, coving, painted ceiling, laminate flooring. Single radiator panel, hive thermostat. Stairs to first floor.

LOUNGE/DINING ROOM

3.53m x 4.97m (11'6" x 16'3")

Painted walls, coving, painted ceiling, laminate flooring. Double glazed uPVC French doors and window to rear. TV and phone points. Two double radiator panels with TRVs.



Tenure - Freehold

Floor Area - 1188.10 sq ft

Current EPC Rating - C77

Potential EPC Rating - B88



KITCHEN/ BREAKFAST ROOM

4.42m x 2.84m (14'6" x 9'3")

Painted walls and ceiling, tiled effect floor. White units with granite effect worksurface and return. 1 ½ stainless steel sink and drainer with chrome mixer tap. Four ring gas hob, extractor canopy over, single electric oven. Space for washing machine, dishwasher and fridge/freezer. Double glazed uPVC windows to front bay. Phone point. Double radiator panel with TRV. Glow-worm condensing boiler.

WC

White suite comprising pedestal basin with chrome mixer tap, low level WC. Partially tiled & painted walls with painted ceiling. Double glazed uPVC window to front. Single radiator panel with TRV.

FIRST FLOOR

LANDING

Painted walls, coving, painted ceiling. Airing cupboard containing hot water cylinder. Storage cupboard. Stairs to second floor.

BEDROOM 4

2.31m x 2.09m (7'6" x 6'10")

Painted walls, coving, painted ceiling. Carpeted flooring. Double glazed uPVC window to rear. Single radiator panel with TRV.

BEDROOM 3

3.44m x 2.78m (11'3" x 9'1")

Painted walls, coving, painted ceiling. Carpeted flooring. Large integral wardrobe with white doors. Double glazed uPVC window to rear. Phone point. Single radiator panel with TRV.

BEDROOM 2

3.20m x 2.85m (10'5" x 9'4")

Painted walls, coving, painted ceiling. Large integral wardrobe with white doors. Double glazed uPVC window to front. Single radiator panel with TRV.

BATHROOM

2.05m x 1.72m (6'8" x 5'7")

White suite comprising pedestal basin with chrome mixer tap, low level WC, bath with chrome mixer tap and mixer shower over, shower panel. Double glazed uPVC window to front.

Half-tiled and painted walls with painted ceiling. Linoleum flooring. Extractor fan and shaver point. Single radiator panel with TRV.

SECOND FLOOR

MASTER BEDROOM

6.21m x 3.09m (20'4" x 10'1")

Access via enclosed staircase on first floor. Painted walls, coving, painted ceiling, carpeted flooring. Double glazed uPVC window to front, Velux roof window to rear. Two double radiator panels with TRVs. Large integral wardrobe with white doors. Access to loft area.

EN-SUITE

2.45m x 2.31m (8'0" x 7'6")

White suite comprising pedestal basin with chrome mixer tap, low level WC, shower cubicle with chrome mixer shower. Partially tiled and painted walls with painted ceiling, and tiled flooring. Double glazed uPVC window to rear. Single radiator panel with TRV. Extractor fan and shaver point.

OUTSIDE

FRONT

Off road parking space for two cars. Mature shrubs, climbing wisteria and palm tree. Access to rear garden via side path. Outdoor tap. External light.

REAR

South-facing, low maintenance garden with shrubbery. Timber decking area, with gravelled patio area. Timber shed with electric points. Timber fencing to perimeter. External power point and security light.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

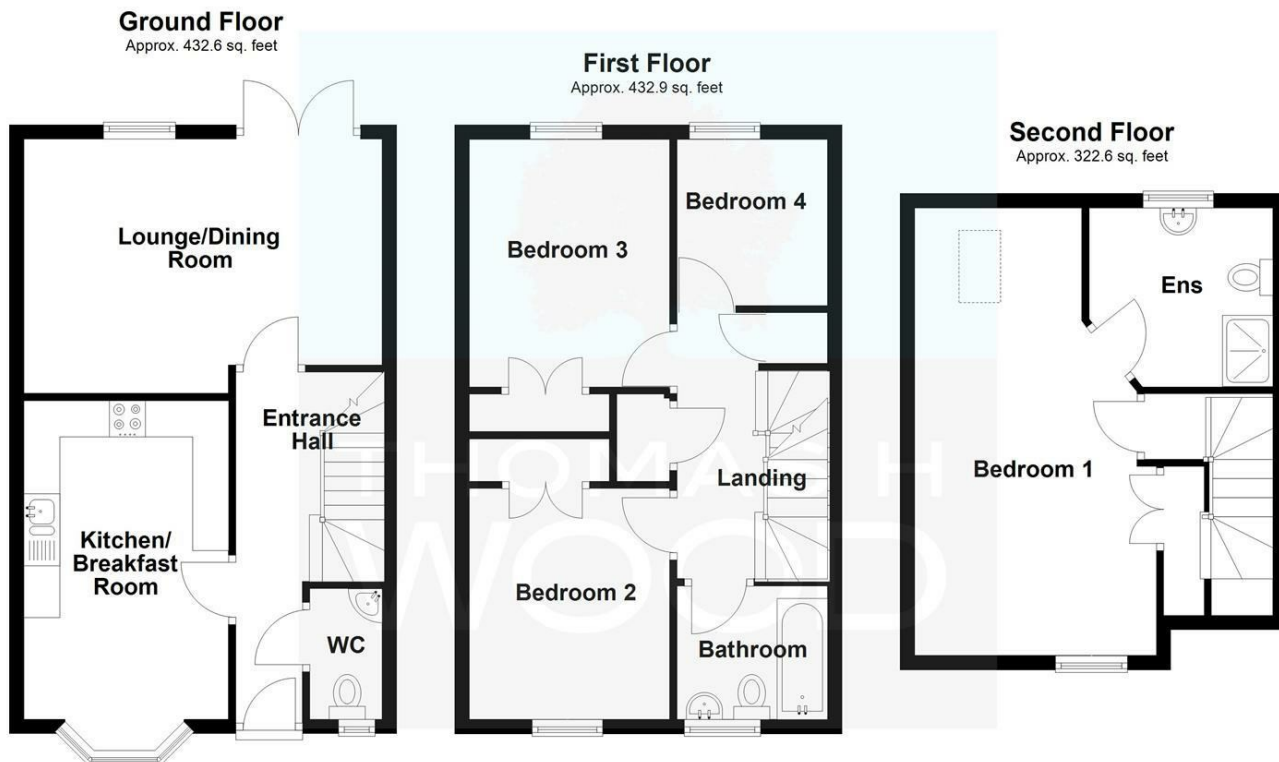
COUNCIL TAX

Band F

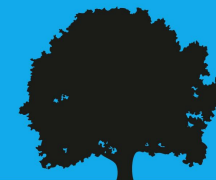








Total area: approx. 1188.1 sq. feet



**THOMAS H
WOOD**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(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		