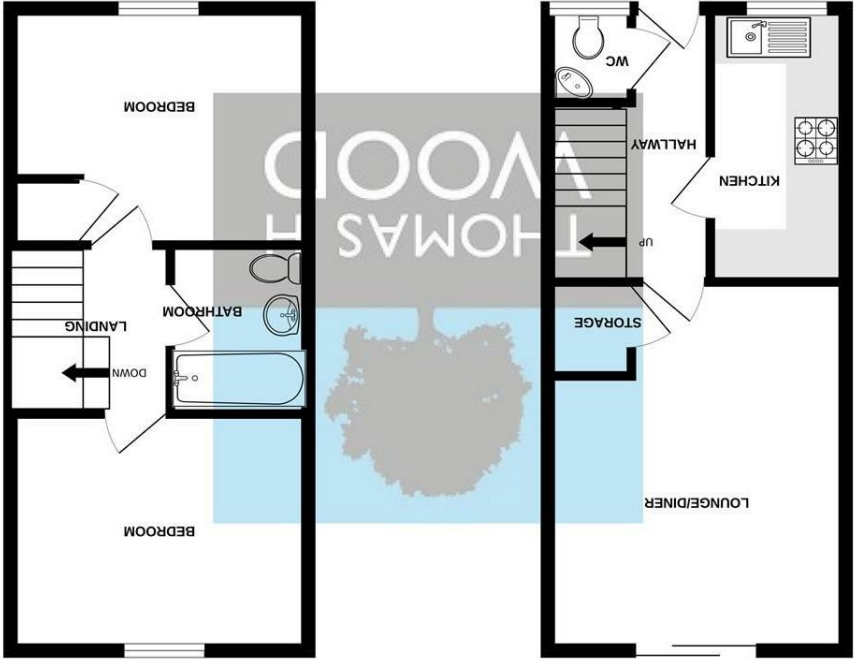




Whilst every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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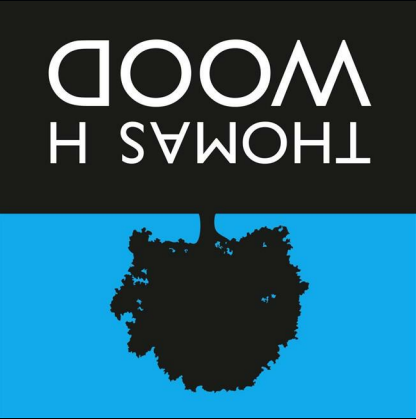
TOTAL FLOOR AREA : 59.8 sq.m. (644 sq.ft.) approx.



GROUND FLOOR
29.9 sq.m. (322 sq.ft.) approx.

1ST FLOOR
29.9 sq.m. (322 sq.ft.) approx.

Energy Efficiency Rating		
Potential	Current	EU Directive 2002/91/EC
98	84	
Very energy efficient - lower running costs		
A (92 plus)	B (81-91)	
C (69-80)	D (55-68)	
E (39-54)	F (21-38)	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

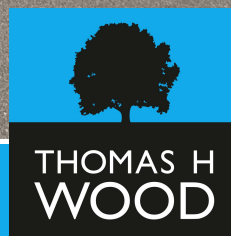
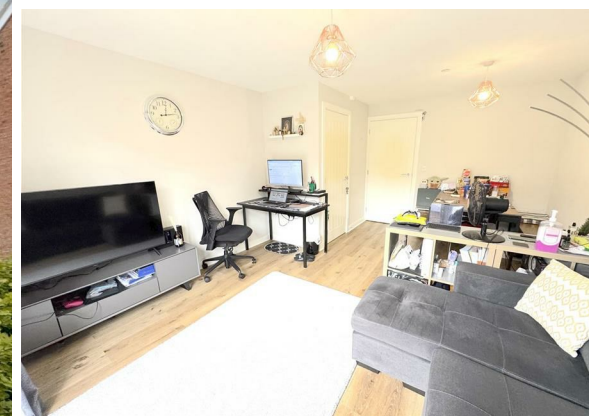


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29 Dol Isaf,
Radyr, Cardiff
CF15 8HF

Offers In Excess Of
£290,000
House - Terraced
2 Bedrooms

Tenure - Freehold

Floor Area - 644.00 sq ft

Current EPC Rating - B84

**Potential EPC Rating -
A98**



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

3.74m x 4.90m (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

1.69m x 3.42m (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

0.95m x 1.65m (3'1" x 5'4")

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

FIRST FLOOR LANDING

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

BEDROOM ONE

3.73m x 3.02m (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

2.73m x 2.95m (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

2.06m x 1.69m (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

