Asking Price
£495,000

Craig Hir,
Radyr, Cardiff,
CF15 8RB

THOMAS H
WOOD

3 Bedrooms
Bungalow - Detached

An exceptional opportunity to purchase this immaculate three-bedroom detached bungalow with garage, situated in a desirable residential location and enjoying attractive views towards the iconic Castell Coch. Beautifully maintained throughout, the property offers spacious and versatile accommodation, ideally suited to a range of purchasers seeking comfortable single-storey living without compromising on space.

The accommodation comprises a welcoming lounge, separate sitting room, conservatory and extended kitchen, providing three distinct reception areas and plenty of flexibility for relaxing, entertaining and everyday family life. There are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en suite shower room, together with a separate family bathroom.

Externally, the property continues to impress, with a generous tarmac driveway providing off-road parking for multiple vehicles to the front. The landscaped rear garden offers a delightful outdoor space, featuring a paved patio, neatly maintained lawn and established mature shrubs, creating an attractive setting in which to relax and enjoy the warmer months.

Combining immaculate presentation, versatile accommodation, a generous garden and ample off-road parking and garage, this attractive detached bungalow represents a fantastic opportunity for those looking for a well-cared-for home in a sought-after setting.

HALLWAY

The property is approached via a storm porch with a sliding uPVC glazed door, opening into a spacious hallway. The hallway provides access to the principal rooms and includes useful storage.

LOUNGE

20'4" x 16'2" (max)

A spacious and inviting reception room offering ample space for a variety of lounge furniture, as well as a dining table and chairs. The room provides an ideal setting for both relaxing and entertaining, with carpeted flooring, papered walls, a papered ceiling with coving, uPVC windows and doors opening onto the rear garden and conservatory, and a radiator.

Features

- Immaculately presented three-bedroom detached bungalow
- Spacious lounge with excellent natural light
- Separate sitting room and conservatory
- Extended kitchen with ample worktop and storage space
- Principal bedroom with en suite shower room
- Three well-proportioned bedrooms
- Beautifully landscaped, west facing rear garden with patio and mature shrubs
- Garage and tarmac driveway providing ample

CONSERVATORY

18'5" x 9'10"

A generous conservatory overlooking the rear garden, offering an additional reception space that can be enjoyed throughout the year. The room benefits from tiled flooring, a glazed ceiling, electrical power points and uPVC doors opening onto the patio area.

RESERVE

SITTING ROOM
7'10" x 16'4"
A versatile additional reception room, ideal for use as a snug, reading room or quieter space away from the main lounge. The room features oak-effect laminate flooring, painted and papered walls with a feature wall, uPVC French doors with fitted blinds, a uPVC rear window and a radiator.

KITCHEN
8'6" x 19'9"
An extended kitchen offering a practical layout with ample fitted storage, worktop space and room for appliances. The kitchen includes tiled splashback areas, a gas hob, extractor fan, integrated fridge freezer, integrated oven and grill, a country-style cupboard, integrated dishwasher, ceramic sink, uPVC window to the front and a uPVC glazed door opening into the conservatory.

BEDROOM ONE
12'5" x 10'4"
A well-proportioned principal bedroom offering comfortable accommodation and benefiting from a private en suite shower room. The room has a front aspect, carpeted flooring, painted walls, a papered ceiling with coving, a uPVC window with fitted blind and a radiator.

EN SUITE
7'2" x 6'3"
A conveniently located en suite shower room serving the principal bedroom. The room features tiled flooring, fully tiled walls, a smooth ceiling with spotlights, a walk-in double shower, wash hand basin with chrome mixer tap, low-level WC and chrome heated towel radiator.

BEDROOM TWO
10'5" x 8'10"
A well-sized second bedroom offering ample space for bedroom furniture and suitable for family members or visiting guests. The room benefits from carpeted flooring, papered walls, a papered ceiling with coving, fitted wardrobes, a uPVC window with fitted blind and a radiator.

BEDROOM THREE
8'2" x 10'5"
A versatile third bedroom which could also be used as a home office or hobby room, depending on individual requirements. The room features carpeted flooring, painted walls, a papered ceiling with coving, a uPVC window overlooking the conservatory and rear garden, and a panel radiator.

3 BEDROOMS

2 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: C

Information

- Postcode: CF15 8RB
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1383.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

BATHROOM
7'10" x 6'10"
A good-sized family bathroom serving the remaining bedrooms. The suite comprises a low-level WC, pedestal wash hand basin and panel bath with chrome taps and handheld shower. The room also benefits from fully tiled walls, tiled flooring, a heated towel radiator and a uPVC window.

OUTSIDE

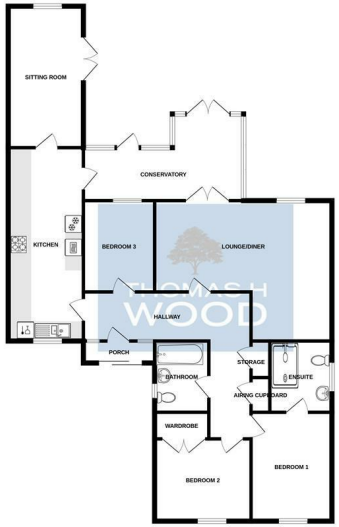
FRONT
Garage and tarmac driveway providing ample off-road parking for multiple vehicles, complemented by a convenient in-and-out driveway design for easy access. The front enjoys attractive views towards Castell Coch, adding to the appeal of this well-positioned home.

REAR
The beautifully landscaped rear garden has been thoughtfully arranged to provide an attractive and manageable outdoor space. Features include a paved patio, neatly laid lawn and a variety of mature shrubs, offering a pleasant setting for outdoor dining, entertaining and relaxation.

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

COUNCIL TAX
Band F

GROUND FLOOR
128.5 sq.m. (1383 sq.ft.) approx.



TOTAL FLOOR AREA : 128.5 sq.m. (1383 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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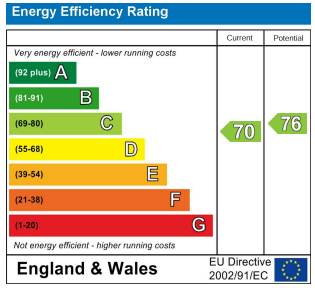

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Thomas H Wood

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