



6, Lon Y Pererinion  
Cardiff, CF15 8HG

Watts  
& Morgan



## 6 Lon Y Pererinion

Radyr, Cardiff CF15 8HG

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**£325,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A modern and contemporary three bedroom semi-detached family home located in the sought after village of Radyr. Conveniently located to Cardiff City Centre and the M4 Motorway.

Accommodation briefly comprises: entrance hall, living room, kitchen/dining room, downstairs cloakroom. First floor landing, spacious primary bedroom with ensuite, second double bedroom, single bedroom and a family bathroom. Externally the property benefits from open countryside views, a tarmac driveway providing off-road parking for several vehicles and a landscaped rear garden. Being sold with no onward chain. EPC Rating - 'B'.

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### Directions

Cardiff City Centre – 4.8 miles

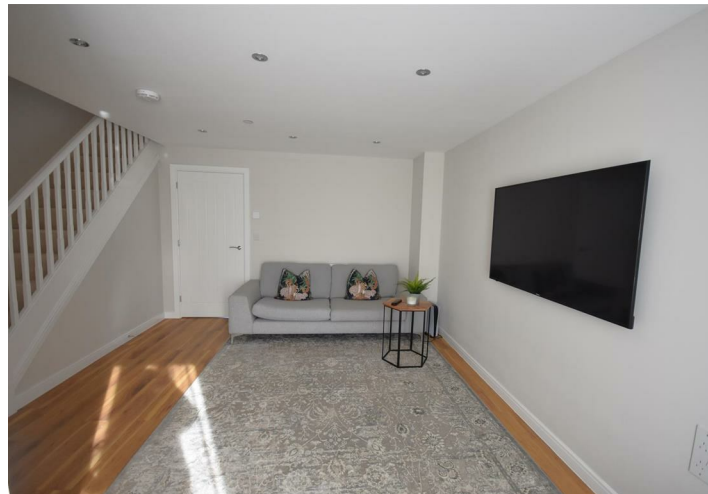
M4 Motorway – 3.4 miles

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## Summary of Accommodation

Entered via a partially glazed composite door into a welcoming hallway enjoying wood effect luxury vinyl tile (LVT) flooring and recessed ceiling spotlights.

The spacious living room benefits from continuation of wood effect LVT flooring, recessed ceiling spotlights, carpeted staircase leading to the first floor and a large uPVC double glazed window to the front elevation.

The kitchen/dining room enjoys continuation of wood effect LVT flooring, an understairs storage cupboard and a set of uPVC double glazed French doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include 'Zanussi' electric oven, a 4-ring gas hob with extractor fan over and a 'Beko' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of wood effect LVT flooring, matching upstands, recessed ceiling spotlights, a cupboard housing the wall mounted 'Ideal' combi boiler, a bowl and a half stainless steel sink with a mixer tap over and a uPVC double glazed window to the rear elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising: a corner pedestal wash-hand basin and a WC. The cloakroom further benefits from continuation of wood effect LVT flooring, partially tiled splashback and an obscured uPVC double glazed window to the front elevation.

The first floor landing benefits from carpeted flooring, a recessed storage cupboard, recessed ceiling spotlights and a loft hatch with a loft ladder providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, recessed ceiling spotlights, feature pendant lighting and a uPVC double glazed window to the front elevation. The ensuite has been fitted with a 3-piece white suite comprising: a shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The ensuite further benefits from porcelain tiled flooring, partially tiled walls, a large wall to wall mirror, recessed ceiling spotlights, extractor fan and an obscured uPVC double glazed window to the side elevation.

Bedroom two is another double bedroom and enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

Bedroom three is a spacious single bedroom enjoying carpeted flooring and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with an electric shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from porcelain tiled flooring, partially tiled walls, a large wall to wall mirror, recessed ceiling spotlights, extractor fan and an obscured uPVC double glazed window to the rear elevation.

## GARDEN & GROUNDS

6 Lon Y Pererinion is approached off the street onto a tarmac driveway providing off-road parking for several vehicles and an EV Charger. The rear garden is predominantly laid to lawn, a patio area provides ample space for outdoor entertaining and dining.

## ADDITIONAL INFORMATION

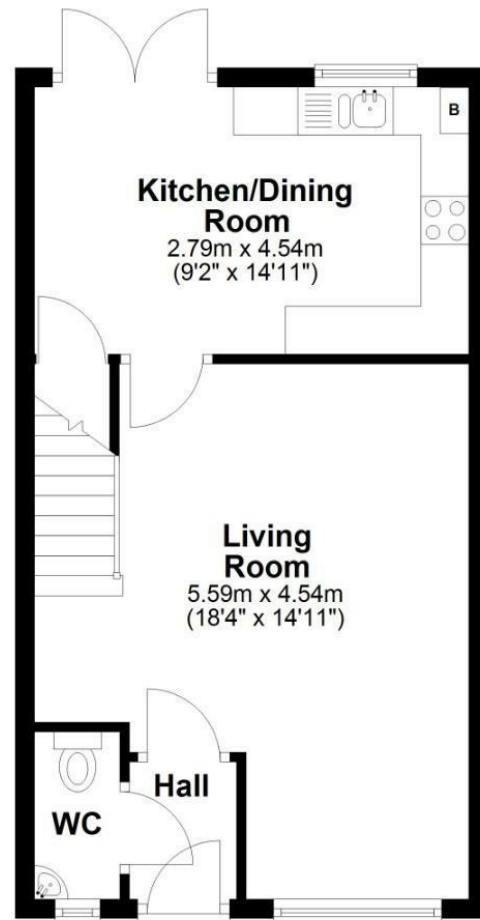
All mains services connected. Freehold.  
Council Tax Band 'E'.





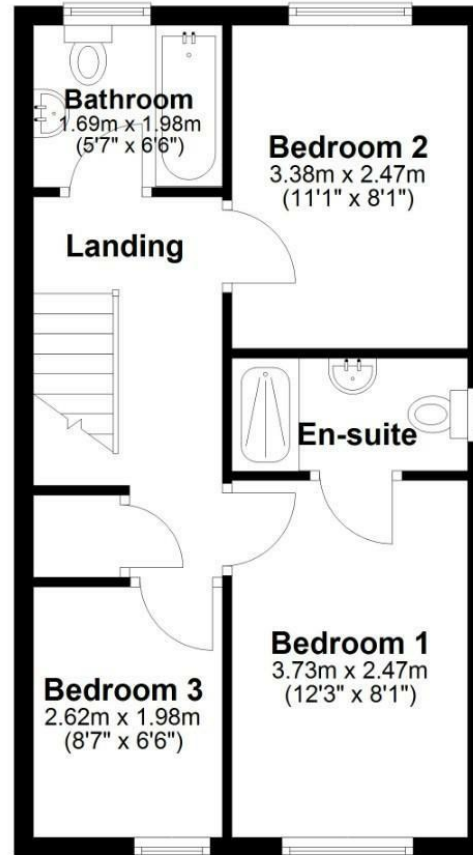
## Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

