

1 Brynhyfryd

Radyr | Cardiff | CF15 8BA

Detached Bungalow | Offers In Excess Of £399,950



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PROPERTY DESCRIPTION

****LARGE CORNER PLOT** NO CHAIN *****

A bright and spacious bungalow situated on a large corner plot. Entrance hall, cloakroom, spacious lounge open plan with dining room, 22ft kitchen & family room, utility room, inner hallway, 3 bedrooms and a separate family bathroom. Attractive front and rear gardens, driveway and garage. EPC Rating: D.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,466 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE

Entered via double block paved driveway and pathway to front door. A delightful corner plot mainly laid to lawn with a variety of mature hedges, trees and shrubs. Side access to rear garden. Views towards Castell Coch.

HALLWAY

Approached via an aluminium frame double glazed front door leading to the entrance hallway, quality laminate flooring, large storage cupboard, hot air heating vent.

CLOAKROOM

Spacious cloakroom with white suite comprising low level WC, wash hand basin, full wall tiling, quality tiled flooring.

DINING HALL

10' 4" x 10' 9" (3.157m x 3.279m)
Approached via double opening doors with windows to upper and lower parts. Ample space for large family dining table, tall ceiling with a high level window. Opening to...

LOUNGE

9' 0" x 11' 4" (2.749m x 3.475m) A good sized lounge with large picture window to front, vaulted ceiling, feature fireplace with marble style hearth, back and wooden surround. Hot air heating vent. Door leading to...

KITCHEN/FAMILY ROOM

22' 3" x 16' 3" (6.789m x 4.971m)
Kitchen appointed along 4 sides in wood panelled fronts beneath worktop surfaces, 1.5 bowl stainless steel with monobloc mixer tap, inset 4 ring 'Bosch' gas hob with concealed cooker hood above, 'Neff' double oven below, matching range of eye level units, wall tiling to splashback areas, window overlooking the delightful side court yard area, tiled flooring to kitchen area. Door to utility room. Large family area with picture window to side, additional rear aspect window, radiator. Door to inner hallway.

UTILITY ROOM

11' 5" x 8' 3" (3.503m x 2.537m)
Appointed along 3 sides in cappuccino coloured fronts beneath round nosed worktop surface, inset stainless steel sink with side drainer, monobloc mixer tap, tiled flooring, window overlooking courtyard, door to garage.

INNER HALLWAY

L-Shaped inner hallway with loft access to roof space. Airing cupboard housing the combi gas central heating boiler and separate hot air heating boiler.

BEDROOM ONE

13' 11" x 10' 11" (4.244m x 3.349m) A good sized principle double bedroom overlooking both the side courtyard and rear garden, hot air heating vent.

BEDROOM TWO

13' 10" x 11' 7" (4.227m x 3.534m) A second double bedroom overlooking the rear garden, large built in storage cupboard with shelving. Hot air heating vent.

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BEDROOM THREE/STUDY

10' 8" x 8' 11" (3.253m x 2.720m) A versatile third bedroom or study with patio doors to the rear garden. Hot air heating vent.

FAMILY BATHROOM

White suite comprising wc, wash hand basin, bath with shower mixer tap, folding shower screen, obscure glass

window to side, hot air heating vent, full wall tiling, recessed spotlights, extractor fan.

REAR GARDEN

Attractive rear garden laid mainly to lawn, beautiful enclosed with maturing plants, shrubs and conifers.

SIDE COURTYARD

Enclosed side courtyard with large patio area. Gate giving access to the rear garden.

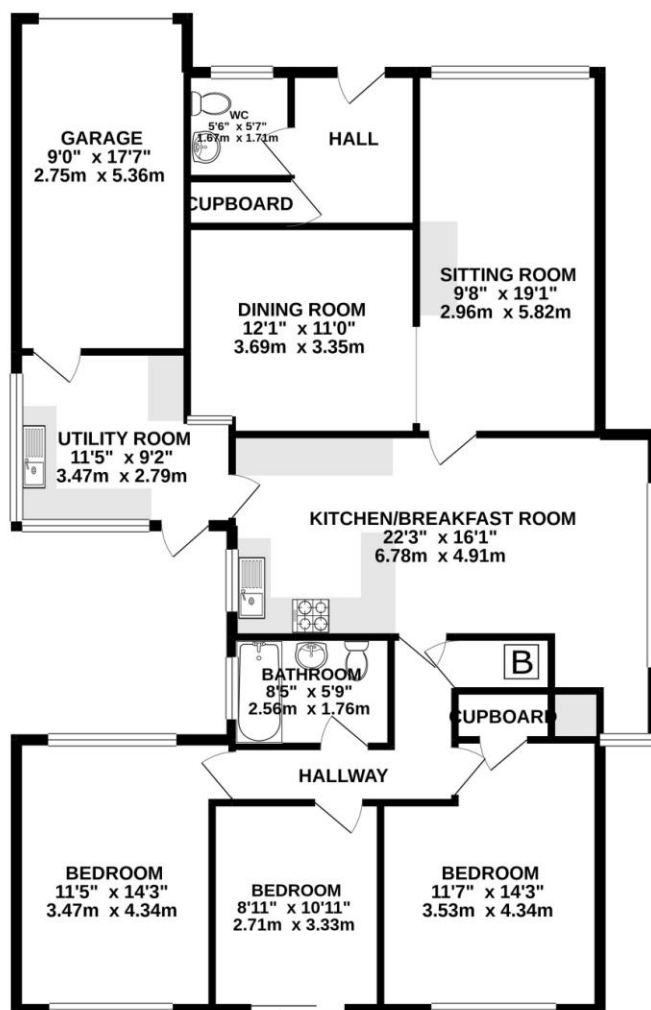
GARAGE

17' 1" x 9' 0" (5.214m x 2.757m) Approached via an up and over electric access door, power and lighting.



FLOORPLANS

GROUND FLOOR
1466 sq.ft. (136.2 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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