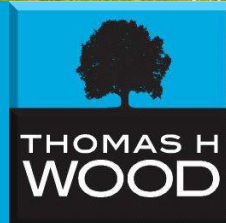




18 Maes-yr-awel

Radyr, Cardiff, CF15 8AN



Asking Price Of £325,000

3 Bedrooms



A rare opportunity to purchase this spacious three bedroom semi-detached home located on Maes Yr Awel in Radyr. The property proudly sits on a generous front and side plot and offers excellent potential to extend subject to planning. The property has been well maintained but is now in need of updating and benefits from UPVC windows and a modern Vaillant boiler. Offering superb views and set within close proximity to the highly regarded schools, the village, train station and Radyr golf club. The accommodation comprises, porch, entrance hallway, cloakroom, a good size lounge and dining room and kitchen to the ground floor. To the first floor are three good size bedrooms and a generous family bathroom. Viewing is highly recommended to appreciate the potential of this excellent opportunity. Sold with no onward chain.

ENTRANCE PORCH

Via UPVC front door to a good size enclosed porch, internal door leading to the hallway.

ENTRANCE HALL

Radiator, coved ceiling, storage cupboard, stairs leading to first floor.

CLOAKROOM

5' 5" x 3' 6" (1.66m x 1.08m) with low level WC, wash hand basin, partly tiled walls, window to the front aspect.

LOUNGE

15' 5" x 11' 11" (4.70m x 3.64m) A generous lounge with double glazed window to front aspect, coved ceiling, radiator, wall lights, television point.

DINING ROOM

9' 4" x 11' 11" (2.87m x 3.65m) Overlooking the rear garden with sliding doors to patio area, radiator, coved ceiling.

KITCHEN

9' 4" x 10' 3" (2.87m x 3.13m) A fitted with a range of wall and base units, stainless steel sink/drainer, partially tiled walls, radiator, space for cooker. Double glazed window and door to rear garden.



LANDING

Stairs from hallway, double glazed window to front aspect, doors to all rooms.

BEDROOM 1

12' 10" x 10' 0" (3.93m x 3.06m) A good size bedroom with double glazed window to front aspect, built in wardrobes, wash hand basin, radiator.

BEDROOM 2

11' 11" x 9' 8" (3.64m x 2.97m) A further good size bedroom with double glazed window to the rear aspect, built in wardrobes, radiator.

BEDROOM 3

10' 4" x 6' 10" (3.16m x 2.10m) Double glazed window to side, built in cupboard, radiator.

BATHROOM

5' 10" x 9' 10" (1.80m x 3.01m) A spacious and modern suite with double glazed window to rear, wash hand basin, shower enclosure with glazed screens, low level WC, fully tiled walls, radiator.

GARAGE

Access to garage via a UPVC lockable door to enclosed walkway and detached double garage. Up and over door, electric points, Vaillant boiler, utility meters.

OUTSIDE FRONT

A stunning front and side garden with driveway and parking for several cars. Garden laid to lawn with a selection of mature shrubs and trees. Access to rear garden.

OUTSIDE REAR

A private and enclosed rear garden with laid patio and lawn. A selection of mature shrubs and trees. Pathway to side leading to front garden and driveway. Access to the garage.

TENURE

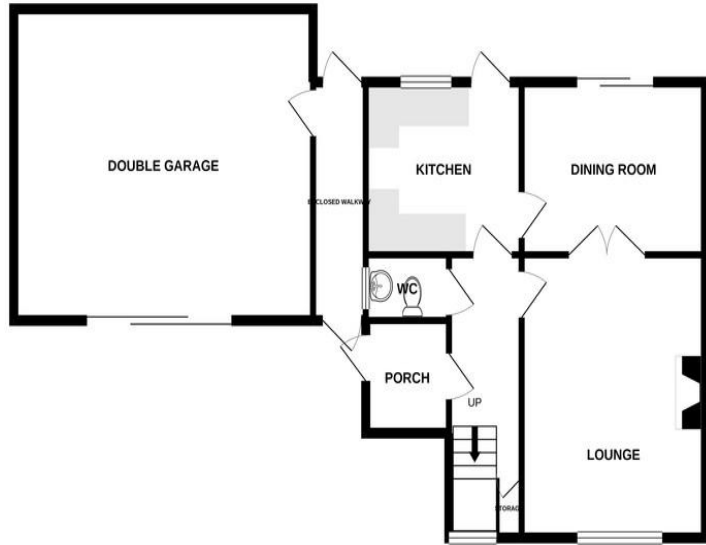
This property is understood to be Freehold. This will be verified by the purchasers solicitor.

COUNCIL TAX

Band F



GROUND FLOOR
81.9 sq.m. (882 sq.ft.) approx.



1ST FLOOR
47.9 sq.m. (515 sq.ft.) approx.



TOTAL FLOOR AREA : 129.8 sq.m. (1397 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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