

1 Ael-y-Bryn

Radyr | Cardiff | CF15 8AZ

Five Bedroom Detached | Offers In Excess Of £435,000



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PROPERTY DESCRIPTION

** FIVE BEDROOM DETACHED ** NO CHAIN ** SPACIOUS ACCOMMODATION ** MGY are pleased to offer this five bedroom detached home situated in a quiet cul-de-sac in Radyr. The exceptionally spacious accommodation briefly comprising; entrance hallway, dining/sitting room, lounge, WC, kitchen/breakfast room, utility room, three bedrooms and family bathroom to the ground floor. Upstairs are two additional double bedrooms and WC. The ground floor master bedroom has provisions for an en-suite. Outside are front and rear gardens plus detached single garage. EPC: D

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (Approx.)** 2,476 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels a parade of shops, Italian restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

ENTRANCE HALL

6' 8" x 11' 4" (2.044m x 3.465m)
Entered via uPVC obscure double glazed doors plus double glazed windows to either side and above. Telephone point. Opening to cloakroom. Glazed double doors to dining/sitting room.

CLOAKROOM

6' 10" x 4' 11" (2.085m x 1.509m)
Velux window to side. Coat hanging to storage cupboard plus cupboard housing fuse box. Door to WC.

WC

6' 6" x 7' 8" (2.002m x 2.362m)
Velux window to side. Low level WC and wall mounted wash hand basin with shelving unit and storage shelf. Heated towel radiator. Fully tiled walls.

DINING/SITTING ROOM

19' 5" x 10' 8" (5.929m x 3.270m)
Glazed door to kitchen and glazed double doors to lounge. Two radiators.

LOUNGE

26' 3" x 11' 8" max (8.002m x 3.565m)
Feature floor to ceiling window to front. Two radiators. Feature gas fire.

KITCHEN/BREAKFAST ROOM

31' 11" x 13' 0" (9.750m x 3.971m)
uPVC double glazed sliding patio doors to side plus double glazed door and window to side. Velux window to side also. Range of fitted base and eye level units with Granite work surfaces incorporating stainless steel sink unit and drainer with mixer tap. Two built in double ovens,

induction hob, integrated dish washer and fridge freezer. Vertical radiator. Breakfast bar and space for table and chairs. Doors to rear hallway and utility room. Stairs to first floor. Tiled floor.

UTILITY ROOM

8' 4" x 9' 0" (2.542m x 2.768m)
uPVC double glazed window to side. Range of base units incorporating stainless steel sink unit with drainer and mixer tap. Space and plumbing for automatic washing machine and tumble dryer. Wall mounted central heating boiler. Tiled floor.

REAR HALLWAY

Storage cupboard. Doors to three bedrooms and bathroom. Radiator.

MASTER BEDROOM

16' 7" x 13' 3" (5.074m x 4.053m)
uPVC double glazed French doors to rear garden with windows to either side. Radiator.

EN-SUITE

11' 4" x 5' 2" (3.466m x 1.581m)
uPVC obscure double glazed window to side. Velux window to side.

BEDROOM TWO

16' 8" x 9' 8" (5.092m x 2.967m)
uPVC double glazed window to rear. Radiator. Fitted wardrobes with hanging and storage space. Understair storage cupboard.

BEDROOM THREE

13' 4" x 8' 3" (4.088m x 2.525m)
uPVC double glazed window to rear. Radiator.

BATHROOM

5' 7" x 7' 9" (1.727m x 2.382m)
uPVC double glazed window to side. Panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Radiator.

FIRST FLOOR

Landing with doors to two double bedrooms and WC. Loft access.

BEDROOM FOUR

14' 5" x 13' 2" (4.40m x 4.02m)
uPVC double glazed window to rear with pleasant outlook. Wood floorboards. Fitted wardrobes with mirrored sliding doors. Radiator.

BEDROOM FIVE

18' 5" x 11' 0" (5.62m x 3.37m) Two
uPVC double glazed windows to rear. Exposed wooden floorboards. Radiator. Storage into eaves.

WC

5' 10" x 2' 11" (1.78m x 0.89m)
Fitted with low level WC and wash hand basin. Tiled flooring and splashbacks. Window to side. Door to loft space.

OUTSIDE**REAR**

Enclosed and laid to lawn. Paved patio area, decked and raised flower beds and fitted seating. Boundary fence with gated side access.

GARAGE

Up and over door. Two uPVC double glazed windows to side plus pedestrian door to side.





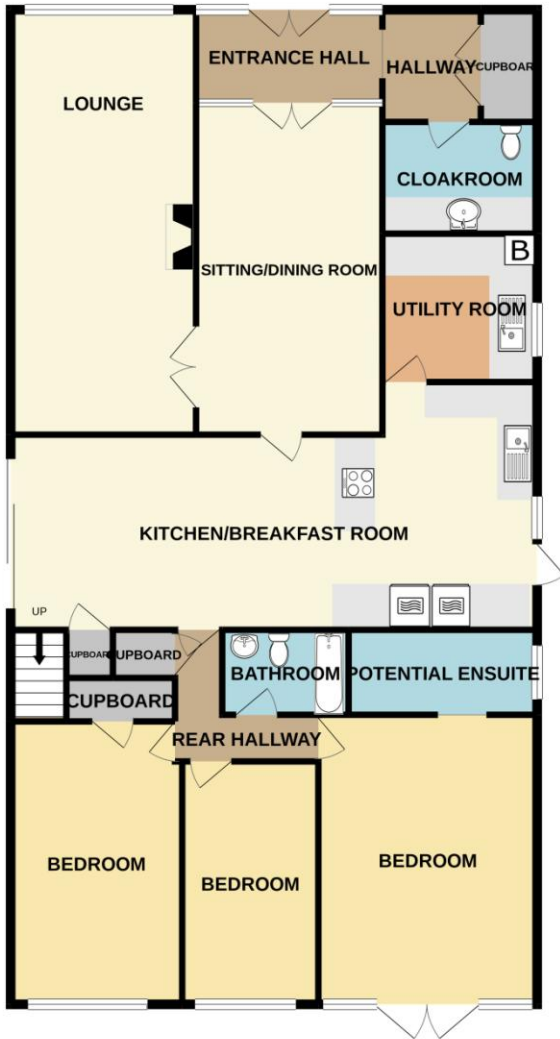
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FLOORPLANS

GROUND FLOOR
1938 sq.ft. (180.1 sq.m.) approx.



1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 2476 sq.ft. (230.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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