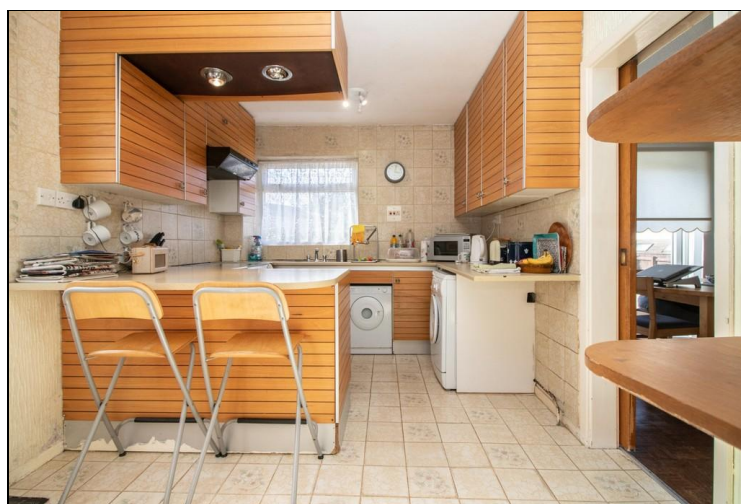


14 Maple Tree Close

Radyr | Cardiff | CF15 8RU

Detached House | Asking Price Of £375,000



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PROPERTY DESCRIPTION

**** LARGE REAR GARDEN ** GARAGE ** NO CHAIN **** A detached family home situated in the sought after area of Radyr, in a convenient location being a short distance from local amenities and local bus links, a short drive to the A470 & M4 link. Entrance hall, cloakroom, 18ft lounge, dining room, neat fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Gas central heating. Large lawned rear garden with paved patio, lawned front garden and long driveway leading to the garage. EPC Rating D.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,059 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 driveway to front door. Laid to lawn with hedge border. Gated access to rear. Parking for approx three vehicles.

HALLWAY

Entered via uPVC double glazed door into hallway. Radiator. Doors to lounge, kitchen and WC. Stairs to first floor.

LOUNGE

18' 10" x 12' 5" (5.76m x 3.81m)
uPVC double glazed bay window to front with pleasant outlook. Radiator. Feature electric fireplace with slate hearth. Double doors to dining room.

KITCHEN

14' 2" x 8' 11" max (4.32m x 2.72m)
Fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for sun asking machine, tumble dryer, cooker and fridge. Tiled splash backs and flooring. Storage cupboard. uPVC double glazed window to rear overlooking garden plus external door to side. Sliding door to:

DINING ROOM

11' 0" x 9' 11" (3.36m x 3.04m)
Parquet wood flooring. uPVC French patio doors to rear. Radiator.

CLOAKROOM

Low level WC and wash hand basin. Tiled splashbacks. uPVC double glazed window to front.

FIRST FLOOR LANDING

Doors to three bedrooms and bathroom. uPVC double glazed obscure window to side. Loft access. Airing cupboard housing hot water tank.

BEDROOM ONE

13' 10" x 12' 8" max (4.22m x 3.88m) uPVC double glazed window to front with views. Radiator. Fitted storage cupboard.

BEDROOM TWO

12' 9" x 10' 10" (3.90m x 3.32m)
uPVC double glazed window rear with lovely views. Radiator.

BEDROOM THREE

10' 6" x 8' 0" (3.22m x 2.46m) uPVC double glazed window to front. Fitted storage cupboard. Laminate wood flooring. Radiator.

BATHROOM

6' 11" x 5' 5" (2.13m x 1.66m) A white suite to include low level WC, pedestal wash hand basin and panelled bath with electric shower over. Fully tiled walls. LED spotlights. Radiator. uPVC double glazed window to rear.

OUTSIDE

REAR

A stunning, corner garden, mainly laid to lawn with a variety of mature trees, hedges and shrubs. Paved patio areas. Boundary fence. Outside tap.

FRONT

Area of lawn & inset shrubs, driveway leading to garage.

GARAGE

A single up and over garage door. Light and power.



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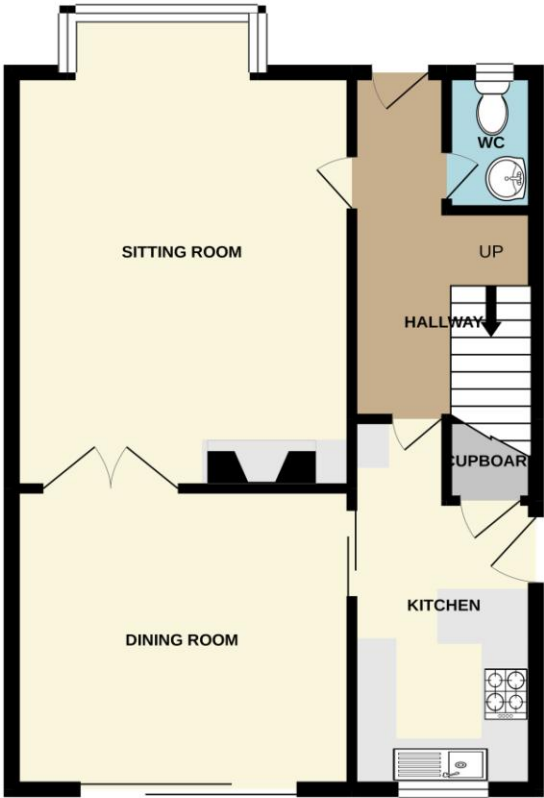


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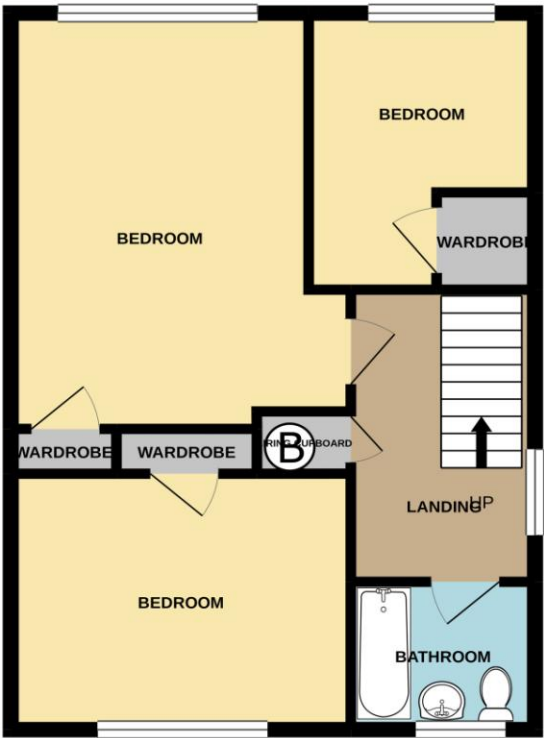


FLOORPLANS

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.3 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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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