

# 18 Bryncoed

Radyr | Cardiff | CF15 8RH

Detached House | Asking Price Of £425,000



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# PROPERTY DESCRIPTION

**\*\* DOUBLE GARAGE \*\* DETACHED FOUR BEDROOM FAMILY HOME \*\***

A bright and spacious detached family house in a sought after location, being a short distance from amenities, bus routes and the M4 link. Entrance porch, entrance hall, sizeable cloakroom, large lounge, dining room, neat fitted kitchen, spacious utility room. To the first floor there are four bedrooms, bedroom one with dressing/ensuite room and a separate family bathroom. Gas central heating, double glazing. Attractive lawned rear garden, large lawned front garden with wide resin laid driveway leading to the double garage. EPC Rating C.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (approx.)** 1,768 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 PORCH

Approached via a upvc double glazed front door leading to the entrance porchway, tiled floor and window to front.

## ENTRANCE HALLWAY

Approached via a upvc woodgrain effect entrance door leading to the spacious entrance hallway, quality laminate flooring, staircase to first floor and radiator.

## CLOAKROOM

8' 8" x 6' 6" (2.66m x 2.00m) An excellent sized cloakroom which holds potential to covert to a shower room currently comprising low level W.C, vanity wash basin with storage below, tiled flooring, window to front and radiator.

## LOUNGE

17' 1" x 11' 10" (5.22m x 3.62m) An excellent sized principal reception with two windows overlooking the delightful front garden, quality laminate flooring, feature stone fireplace with inset electric fire, radiator and door to dining room.

## DINING ROOM

13' 10" x 8' 11" (4.22m x 2.73m) A good sized family dining room with window overlooking the rear garden, understairs storage cupboard and radiator.

## KITCHEN/BREAKFAST ROOM

13' 8" x 10' 6" (4.19m x 3.22m) Well appointed along three sides in wood grain finish panel fronts beneath round nosed work top surface, inset 1.5 bowl sink with side drainer, inset 4 ring hob with concealed cooker hood above, integrated low level double oven, plumbing for dishwasher, concealed 'Worcester' combi boiler, window overlooking the rear garden, tiled flooring, ample space for family breakfast table and door to utility room.

## UTILITY ROOM

11' 5" x 8' 9" (3.50m x 2.67m) An excellent sized utility room, units to two sides, inset sink with drainer, space for fridge, freezers and plumbing for washing machine, windows and door to rear garden.

## FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area, two double storage cupboards, access to roof space and additional large double storage cupboard.

## BEDROOM ONE

18' 2" x 14' 9" Overall (5.55m x 4.50m) A superb sized principal bedroom with window overlooking the delightful lawned rear garden, radiator and leading to the dressing area.

## DRESSING ROOM AND ENSUITE

With wardrobes to one side, two windows to front, large shower cubicle and vanity wash basin with storage below, wall tiling and radiator.

## BEDROOM TWO

11' 11" x 9' 9" (3.65m x 2.98m) Overlooking the attractive front garden and quiet close, a second double bedroom, built in wardrobe and double radiator.

## BEDROOM THREE

9' 10" x 7' 0" (3.00m x 2.15m) Aspect to rear, a good sized third bedroom, radiator.

## BEDROOM FOUR

8' 6" x 7' 0" (2.60m x 2.14m) Aspect to front, a further good sized bedroom, radiator.



**FAMILY BATHROOM**

6' 11" x 6' 1" (2.11m x 1.86m)

Comprising low level W.C, pedestal wash hand basin, panelled bath with shower mixer tap, tiled wall & floors, window to rear and radiator.

**OUTSIDE**

**REAR GARDEN**

Large shaped lawn with inset beds of plants and shrubs, areas of decorative stone, enclosed by timber lap fencing, pedestrian door leading to double garage.

**FRONT GARDEN**

With large lawned front garden with inset plants and shrubs, double resin driveway leading to double garage.

**DOUBLE GARAGE**

17' 4" x 17' 0" (5.30m x 5.20m)

Approached via up and over access door, pedestrian door to rear garden, power and lighting.



# FLOORPLANS

GROUND FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.2 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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