

# 63 Bryn Derwen

Radyr | Cardiff | CF15 8SW

End Terraced House | Asking Price Of £199,950



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# PROPERTY DESCRIPTION

**\*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\*** An opportunity to acquire this immaculate two bedroom end terraced house in a sought after location in Radyr. The property briefly comprises hallway, lounge and kitchen/diner. To the first floor there are two double bedrooms and a bathroom. The property benefits from front and rear gardens, plus side access and parking to the rear. **\*\* EARLY VIEWING RECOMMENDED \*\*** EPC Rating D.

- **Tenure** Freehold
- **Council Tax Band C**
- **Floor Area (approx.)** 583 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 dentist surgeries. Italian restaurant, two good primary schools and comprehensive school. There is also a train station and regular bus service to and from the City Centre.

## ENTRANCE

Entered via pathway and steps leading to front door. Laid to lawn.

## HALLWAY

Entered via uPVC obscure and decorative double glazed door, plus obscure double glazed window to front. Storage cupboard housing gas and electric meters. Door to lounge.

## LOUNGE

12' 8" x 12' 3"(max) (3.86m x 3.73m) Two uPVC double glazed windows to front and side. Radiator. Two TV aerial points. Stairs rising to first floor. Door to kitchen/dining room.

## KITCHEN/DINING ROOM

9' 8" x 12' 4" (2.95m x 3.76m) uPVC double glazed window to rear overlooking the garden, plus uPVC obscure double glazed door to rear. Part tiled walls. A modern fitted kitchen with a range of base and eye level units incorporating stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, hob and extractor hood over. Wall mounted central heating boiler. Space for fridge/freezer and washing machine. Radiator. Space for table and chairs.

## FIRST FLOOR

### LANDING

Access to loft space. Storage cupboard with shelving. Doors to two bedrooms and bathroom.

## BEDROOM ONE

7' 5" x 12' 3" (2.26m x 3.73m) uPVC double glazed window to rear. Fitted wardrobes with hanging and shelf space. Radiator.

## BEDROOM TWO

7' 0" x 12' 2" (2.13m x 3.71m) Two uPVC double glazed windows to front. Radiator.

## BATHROOM

5' 5" x 6' 0" (1.65m x 1.83m) uPVC obscure double glazed window to side. Low level wc. Vanity unit with inset sink and cupboards below. Panelled bath with shower over and shower screen. Fully tiled walls and floor. Heated towel radiator.

## OUTSIDE

### REAR GARDEN

An enclosed rear garden with paved patio area, laid to lawn and additional decked seating area to the rear. Outside tap, lighting and power. Side gate giving access to rear parking and front of property.

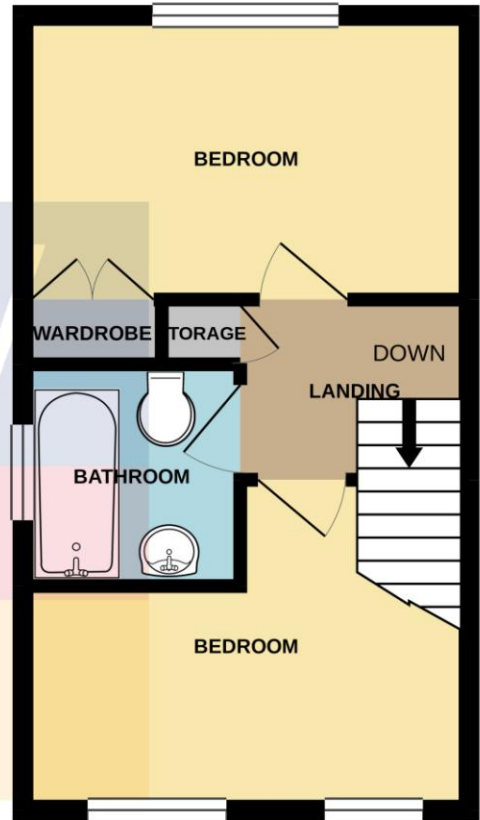
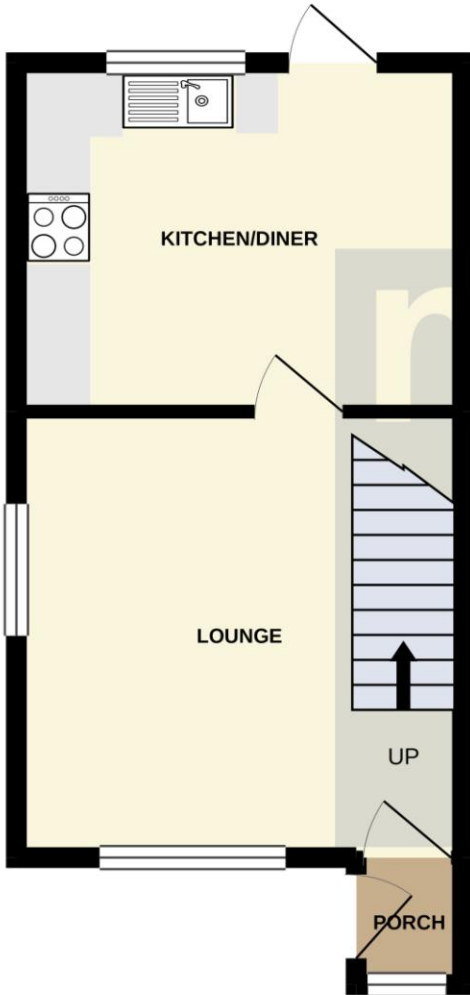




# FLOORPLANS

GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



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