

2 Craig Hir,

Radyr, Cardiff, CF15 8RB



Estate Agents and
Chartered Surveyors

Asking Price Of

£285,000



Detached Bungalow

2 1 1 1

Property Description

**** DETACHED TWO BEDROOM BUNGALOW ** DETACHED GARAGE **** A delightful two bedroom bungalow set in a quiet cul de sac in Radyr. A short distance from local amenities and the A470 and M4 link. Entrance hall, lounge/diner, modern kitchen, utility area, two double bedrooms and a family bathroom. Gas central heating, double glazing. A good sized rear garden enjoying views of Castell Coch, long keyblock driveway leading to the garage. EPC Rating: D.

Tenure Freehold

Council Tax Band E

Floor Area Approx 625 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 HALLWAY

Approached via uPVC door with double glazed inset and side window panels into hallway. Doors to lounge, kitchen, two bedrooms and bathroom. Two storage cupboards. Decorative coved ceiling. Loft access. Radiator.

LOUNGE/DINING ROOM

16' 4" x 10' 10" (5.00m x 3.32m)
Large picture window overlooking the delightful rear garden with French door to garden. Decorative coved ceiling. Radiator.

KITCHEN

10' 4" x 8' 11" (3.17m x 2.74m)
Appointed along three sides in light high gloss fronts with round nosed work top surfaces above, inset stainless steel sink with side drainer, inset four ring gas hob with extractor hood above, matching range of eye level wall cupboards, concealed Worcester gas central heating boiler, additional free standing worktop area with space for fridge and freezer below, window to rear and door leading to rear utility area.

UTILITY ROOM

7' 5" x 4' 0" (2.28m x 1.24m)
Windows to rear and two sides plus glazed door to garden. Plumbed for a washing machine.

BEDROOM ONE

13' 11" x 9' 11" (4.25m x 3.03m)
uPVC double glazed window to front overlooking the garden. Decorative coved ceiling. Radiator.

BEDROOM TWO

9' 10" x 8' 3" (3.01m x 2.53m)
uPVC double glazed window to front. Wardrobe and radiator.

BATHROOM

A modern fitted bathroom suite comprising low level WC, vanity enclosed wash hand basin and panelled bath with shower above. Fully tiled walls. Chrome heated towel rail. uPVC double glazed window to side. Extractor fan.

OUTSIDE

FRONT

Long keyblock driveway with parking for up to four cars plus garage. Laid to lawn area. Gated access to rear.

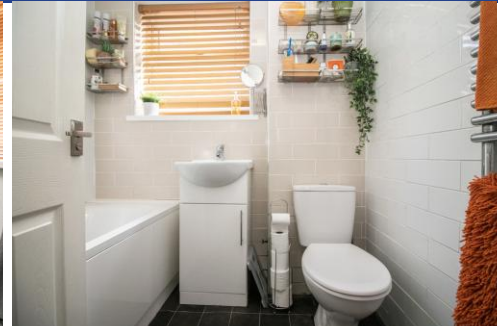
REAR GARDEN

A tastefully designed rear garden with paved patio and decked terrace providing superb views towards Castell Coch. Area of decorative stone with inset shrubs and palm tree. Access to side.

GARAGE

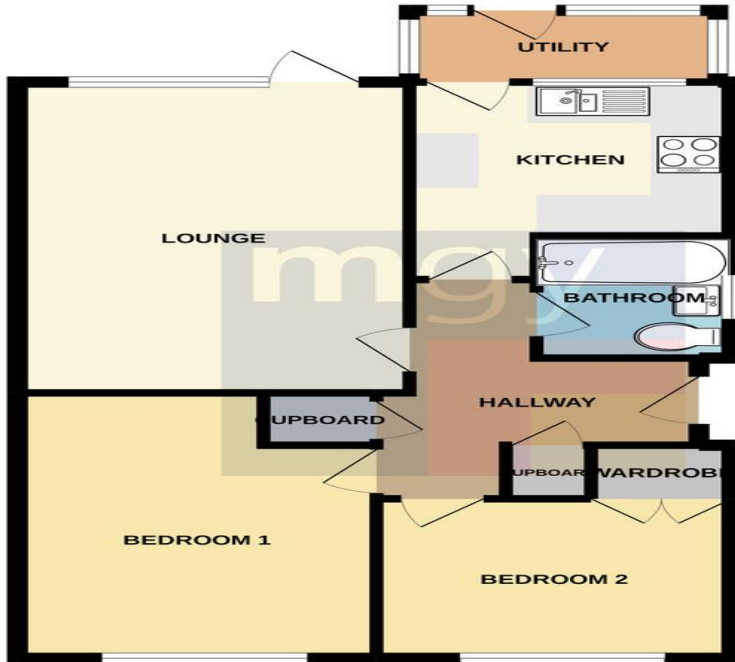
16' 1" x 7' 10" (4.91m x 2.40m)
Single up and over garage door. Light and power.

2 Craig Hir,
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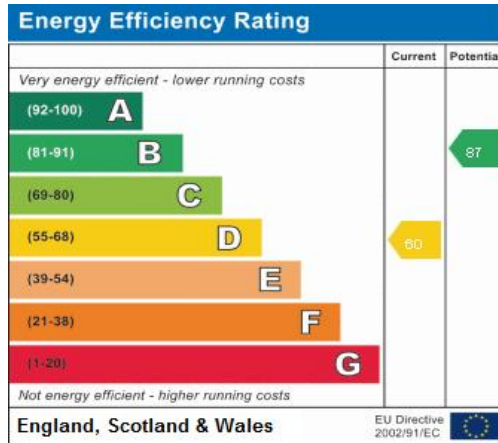
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GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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. Made with Metropix ©2022



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