

10 Pine Tree Close, Radyr, Cardiff, CF15 8RQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



Detached House

3

1

2

2

Property Description

**** WELL PRESENTED DETACHED HOME ** GARAGE ****
Situated in the popular residential area of Radyr this family home offers entrance porch, cloakroom, lounge, kitchen/diner, conservatory, three bedrooms and bathroom. Delightful gardens to front and rear, off road parking and single garage. The property is ideally located close to the A470 and M4 motorway and is within catchment area for the well regarded Radyr Comprehensive School. EPC Rating: D.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,014 sq ft

Viewing Arrangements
Strictly by appointment

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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

Entered via composite front door. Wood laminate flooring. Radiator. Doors to cloakroom and lounge.

CLOAKROOM

Wall hung basin and low level WC.

Wood laminate flooring. uPVC double glazed window.

LOUNGE

16' 10" x 12' 1" (5.14m x 3.7m)
Feature brick chimney breast with oak wood mantle, marble hearth and space for electric fire. uPVC double glazed window to front elevation. Laminate wood flooring. Radiator. Stairs to first floor.

KITCHEN/DINER

16' 10" x 10' 7" (5.14m x 3.23m)
The kitchen is fitted with a wide range of base and eye level units incorporating sink and drainer. Complementary wood effect work surfaces and tiled splashbacks. Space for electric or gas cooker, extractor hood over. Space for fridge/freezer and washing machine. Double glazed uPVC door to side plus window to rear. Part tiled and part laminate wood flooring. Opening to;

CONSERVATORY

10' 5" x 8' 4" (3.18m x 2.55m)
uPVC double glazed windows and French doors to side. Ceiling fan and laminate wood flooring.

FIRST FLOOR LANDING

Door to three bedrooms and bathroom. uPVC double glazed window to side. Cupboard housing gas combi boiler and shelving. Loft access.

BEDROOM ONE

11' 9" x 10' 7" (3.59m x 3.23m)
uPVC double glazed window to front. Laminate wood flooring. Radiator.

BEDROOM TWO

11' 3" x 10' 6" max (3.43m x 3.21m)
uPVC double glazed window to rear with pleasant outlook. Laminate wood flooring. Radiator.

BEDROOM THREE

7' 7" x 6' 9" (2.33m x 2.07m)
uPVC double glazed window to front. Radiator.

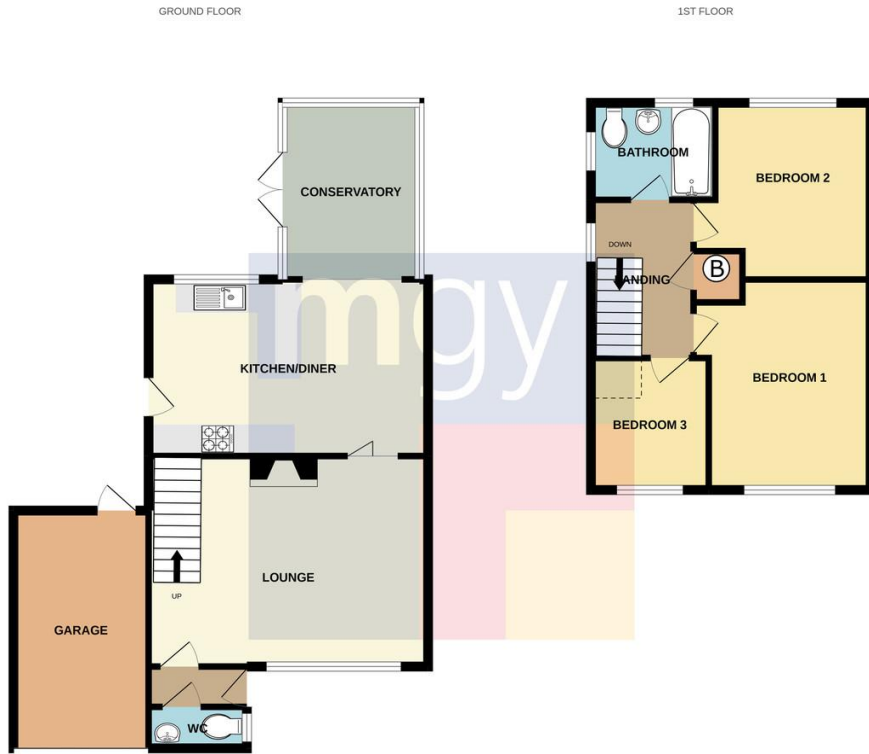
BATHROOM

7' 4" x 5' 4" (2.26m x 1.65m)
uPVC double glazed windows to side and rear. White suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer shower over. Spotlights. Fully tiled walls and floor. Rainwater shower head and speedster attachment. (Over bath). Heated towel rail.

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TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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