

# 14 Clos Parc Radur

Radyr | Cardiff | CF15 8GH

**Detached House | Offers In Excess Of £425,000**



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# PROPERTY DESCRIPTION

**\*\*REDROW WARWICK STYLE DETACHED HOUSE\*\*** A modern and immaculately presented family home with the accommodation comprising hallway with cloakroom, spacious lounge, open plan fitted kitchen with granite work surfaces, dining room, master bedroom with en-suite, two further bedrooms and bathroom. Contemporary decoration throughout and set in delightful gardens. Detached driveway and garage. Situated within close proximity to Radyr village with local amenities and excellent transport links to Cardiff. EPC Rating: B

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 992 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.

## HALLWAY

Entered via part glazed door into hallway. Tiled flooring. Stairs to first floor with balustrades. Radiator with decorative cover. Door into;

## CLOAKROOM

5' 7" x 3' 3" (1.7m x 0.99m) Double glazed window to front. Low level WC and wall hung wash hand basin.

## LOUNGE

15' 7" x 11' 7" (4.75m x 3.53m) Double glazed window to front. Feature fireplace with gas inset fire. Radiator. TV point and power points. Central ceiling light point.

## KITCHEN/DINER

18' 6" x 12' 3" (5.64m x 3.73m) A bright and spacious kitchen/diner fitted with modern wall, base and eye level units incorporating stainless steel sink unit and complimented by Granite work surfaces. Integrated fridge freezer and dish washer. Built in gas hob, electric oven and extractor hood. Tiled floor. Large double glazed sliding doors leading to rear garden. Dining area offering a good space for dining table and chairs.

## UTILITY ROOM

2' 10" x 2' 7" (0.86m x 0.79m) Plumbed for automatic washing machine and tumble dryer.

## FIRST FLOOR

Landing with access to loft space. Doors to all bedrooms and bathroom.

## BEDROOM ONE

11' 11" x 11' 3" (3.63m x 3.43m) Double glazed window. Radiator and power points.

## ENSUITE

8' 4" x 4' 2" (2.54m x 1.27m) Double glazed window. White suite comprising fully tiled shower cubicle, low level WC and wall hung wash hand basin. Half tiled walls. Heated towel rail. Shaver point. Vinyl flooring.

## BEDROOM TWO

11' 5" x 11' 1" (3.48m x 3.38m) Double glazed window. Radiator and power points.

## BEDROOM THREE

11' 9" x 7' 2" (3.58m x 2.18m) Double glazed window. Radiator and power points.

## BATHROOM

8' 3" x 7' 0" (2.51m x 2.13m) Double glazed window. White suite comprising panelled bath, wash hand basin set in vanity unit and low level WC. Part tiled walls. Vinyl flooring. Built in cupboard.

## OUTSIDE

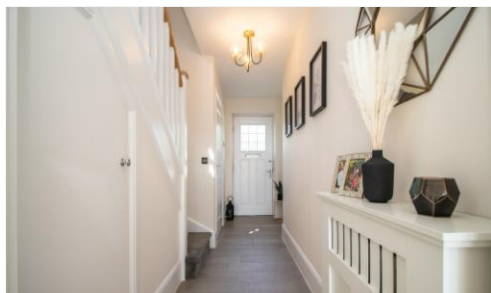
Front laid to lawn with hedge border. Driveway to detached garage. Gate to rear garden.

**REAR**

Enclosed rear garden mainly laid to lawn with patio area at the top and rear of the garden.

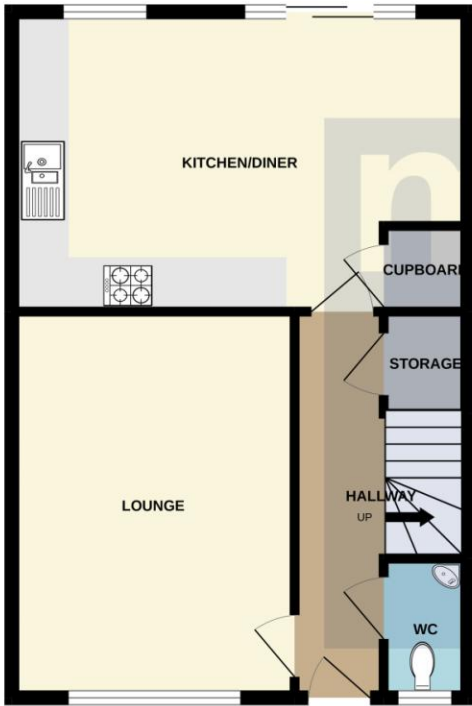
**GARAGE**

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

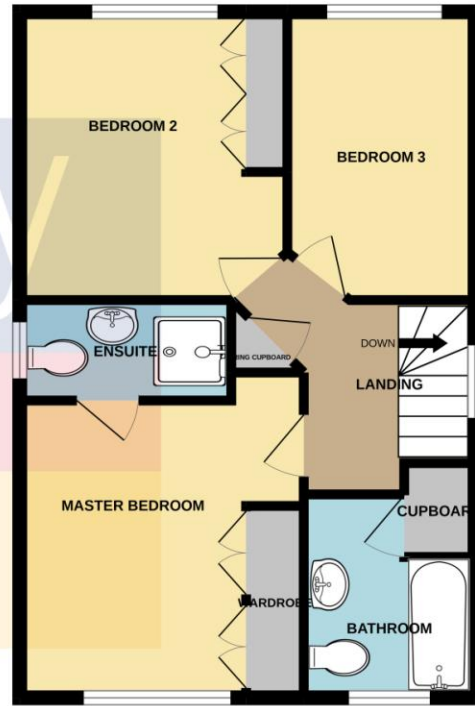


# FLOORPLANS

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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