

23 Penrhos,

Radyr, Cardiff, CF15 8RJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£399,950



Detached House



Property Description

**** DETACHED FAMILY HOME ** NO CHAIN **** A delightful detached three bedroom family home in a sought after and choice location. Entrance, hallway, shower room/cloakroom, large lounge, kitchen, utility room. To the first floor there are three good sized bedrooms and a family bathroom. Attractive rear garden with summer house. Lawned front. Single garage. No chain. EPC Rating C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,141 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

A spacious block paved driveway with parking for approximately 4 vehicles. Gated side access.

HALLWAY

Entered via uPVC double glazed front door into hallway. Tiled flooring. Doors to lounge and kitchen. Stairs to first floor. Radiator. Spotlights.

LOUNGE

22' 10" x 13' 1" (max) (6.98m x 3.99m)
A dual aspect lounge with uPVC double glazed windows to front and rear. Storage cupboard. Feature gas fireplace. Two radiators.

KITCHEN

10' 2" x 8' 8" (3.10m x 2.65m)
A newly fitted, modern kitchen to include a wide range of base and eye level units incorporating composite sink and drainer with complementary

work surfaces. Fitted electric oven and hob with extractor hood over. Tiled flooring. Radiator. uPVC double glazed window to rear with views. Door to utility room.

UTILITY ROOM

17' 9" x 7' 8" (5.43m x 2.36m)
Fitted base units with space for washing machine, tumble dryer, dishwasher and American fridge/freezer. One and a half bowl stainless steel sink and drainer with complementary work surfaces. Tiled flooring and splash backs. Door to garage, shower room/WC and external uPVC double glazed door to rear garden. Radiator. Spotlights. Cupboard housing gas combination boiler.

SHOWER ROOM/CLOAKROOM

8' 11" x 2' 5" (2.72m x 0.74m)
Low level WC, wash hand basin and fitted shower cubicle. Extractor fan. uPVC double glazed window to rear. Radiator. Tiled flooring and splash backs.

FIRST FLOOR

LANDING

uPVC double glazed window to side. Doors to three bedrooms. Two storage cupboards. Loft access with pull down ladder (part boarded).

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BEDROOM ONE

10' 10" x 9' 10" (3.31m x 3.00m)

uPVC double glazed window to rear with superb views. Radiator. Fitted wardrobes. Laminate wood flooring.

BEDROOM TWO

9' 10" x 9' 8" (3.01m x 2.95m)

Laminate wood flooring. Radiator. uPVC double glazed window to front. Fitted wardrobe.

BEDROOM THREE

10' 7" x 7' 1" (3.24m x 2.17m)

uPVC double glazed window to rear with views. Laminate wood flooring. Radiator.

BATHROOM

6' 3" x 5' 3" (1.93m x 1.62m)

A modern suite comprising low level WC, pedestal wash hand basin and fitted bath with shower over. Tiled flooring. Spotlights. Radiator. uPVC double glazed window to side.

OUTSIDE

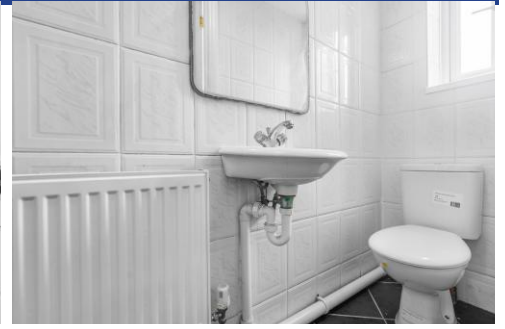
REAR GARDEN

A spacious garden mainly laid to lawn with paved patio area. Outside tap. Boundary hedge. Summer house. Gated side access.

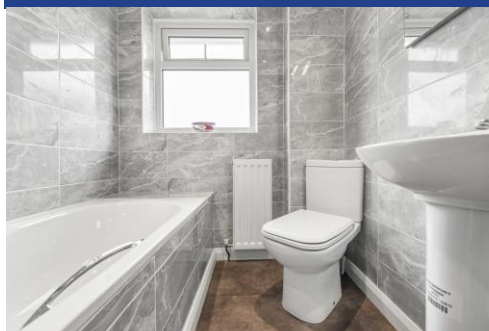
SINGLE GARAGE

An integrated single garage with up and over electric garage door. Light and power.

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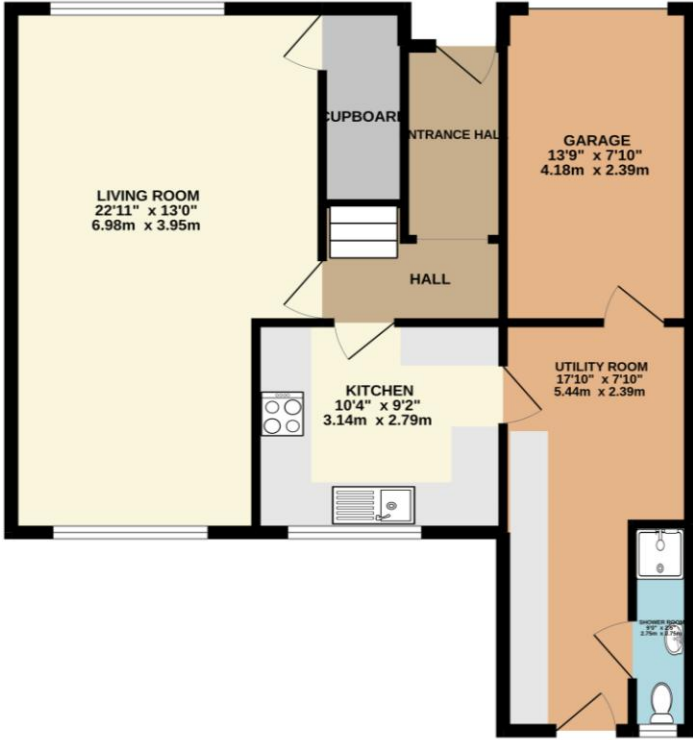


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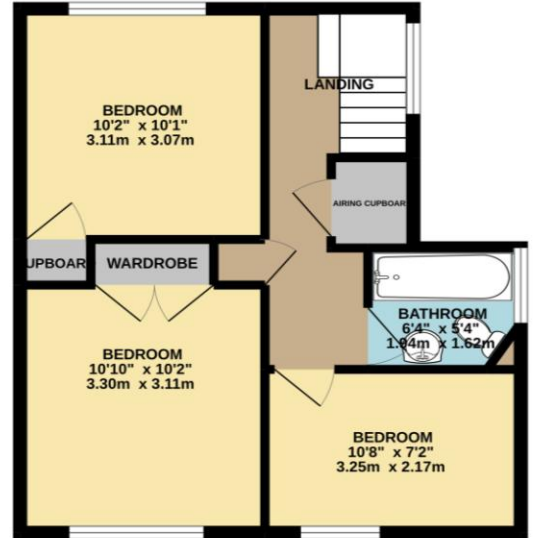


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GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.

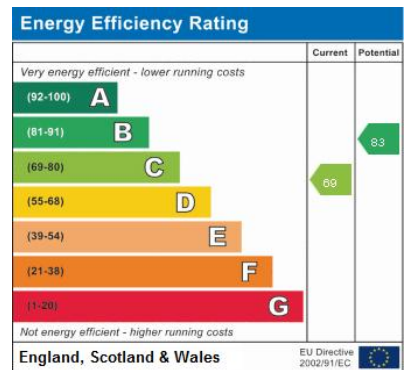


1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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