

The Berkley at Dol Werdd, Plasdwr,

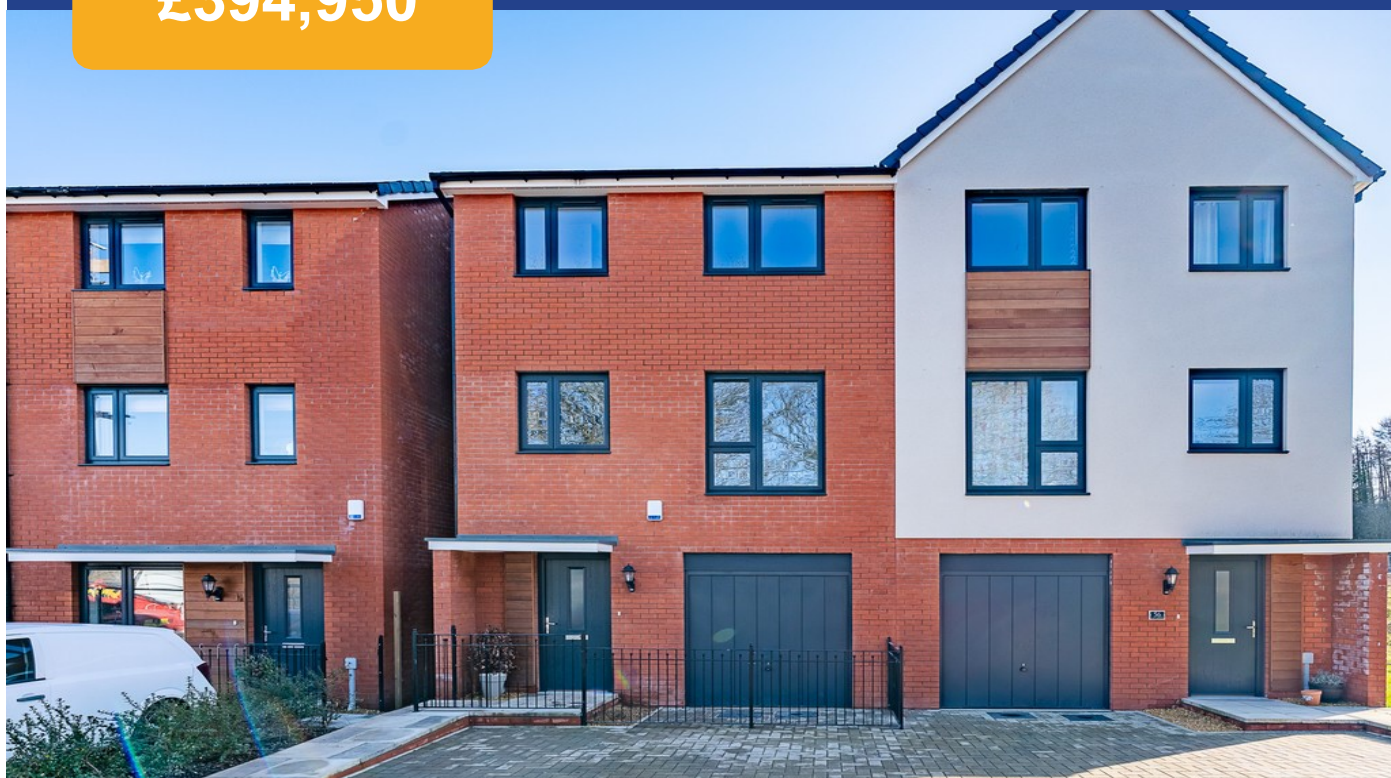
Cardiff, CF5 2FB



Estate Agents and
Chartered Surveyors

Asking Price Of

£394,950



Semi-Detached House

4

2

3

2

Property Description

**** NEW 4 BEDROOM HOME IN PRIME LOCATION ** ONLY 4 MILES OF CARDIFF CITY CENTRE ** GARAGE **** MGY are pleased to offer this four bedroom, semi-detached 'Berkley' style home built by the highly regarded Lewis Homes as part of the Dol Werdd development, which is ready for occupation in Spring 2023. The accommodation briefly comprises; entrance hallway, kitchen/dining room and WC. To the first floor is the lounge with Juliet balcony overlooking the garden and green space that borders the development, plus double bedroom and family bathroom. To the second floor are three additional bedrooms including principle with en-suite. Enclosed garden. Single garage and parking.

Tenure Freehold

Council Tax Band

Floor Area Approx 1,328 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The closest Plasdwr development to Cardiff city centre, Dol Werdd is ideal for commuters into the city or northwards towards the South Wales Valleys. The development enjoys direct bus links and cycle routes to the city centre, is within easy reach of Radyr and Danescourt railway stations, and benefits from a range of excellent schools in the area, highly sought after for growing families. Radyr's amenities 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

Doors to lounge, kitchen/dining room and WC. Stairs to first floor. Radiator.

KITCHEN/DINING ROOM

17' 2" x 11' 8" (5.25m x 3.58m (max))

WC

4' 11" x 3' 1" (1.50m x 0.96m)

FIRST FLOOR

LOUNGE

17' 3" x 11' 0" (5.26m x 3.35m)

BEDROOM 2

10' 10" x 9' 11" (3.3m x 3.02m)

BATHROOM

9' 11" x 6' 7" (3.02m x 2.01m)

SECOND FLOOR

BEDROOM 1

17' 3" x 12' 4" (5.26m x 3.76m)

EN-SUITE

7' 0" x 5' 5" (2.13m x 1.65m)

BEDROOM 3

9' 11" x 9' 1" (3.02m x 2.77m)

BEDROOM 4

12' 5" x 7' (3.78m x 2.13m)

GARAGE

An up and over single garage door. Light and power. Parking to front.

REAR GARDEN

DOL WERDD, PLASDWR

Situated in the Groeswen neighbourhood of Plasdwr, Dol Werdd will provide a community to be proud of, benefitting from the existing advantages of this superb location but also the future landscape and facilities of the Garden City development for the

21st Century. Combining the very best of town and country, Plasdwr has been modelled on the original garden city movement's principles of 'fresh air, sunlight, breathing and playing room.' The development has been planned to fit with the natural topography of the area and up to 40% will be green space, including managed heritage woodland, parks and play areas. The final development will comprise shops, offices, health and leisure centres, pubs and restaurants together with four new primary schools and a secondary school, all within walking distance of the development. Footpaths, cycleways and roads have been designed to take you through every area of Plasdwr safely and easily and three new super cycleways will connect cyclists to the neighbouring Taff and Ely Trails.

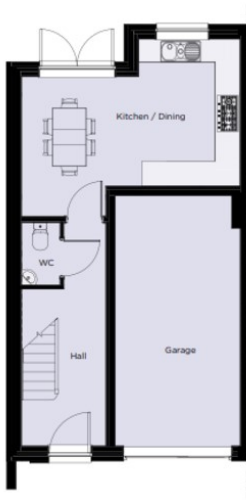
ADDITIONAL INFORMATION

The photographs used are for marketing purposes only and may not be accurate for the specific plot for sale.

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Cardiff, CF5 2FB



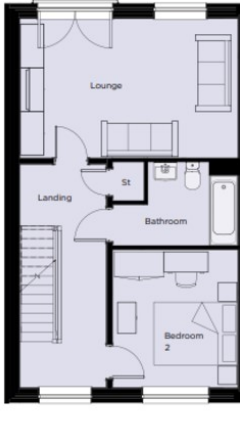
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GROUND FLOOR

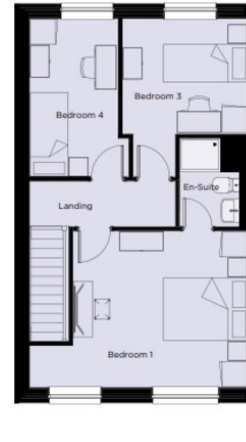
Kitchen/Dining	5.25m x 3.58m*	17'3" x 11'9"
WC	1.50m x 0.96m	4'11" x 3'0"

* = maximum dimension



FIRST FLOOR

Lounge	5.25m x 3.35m	17'3" x 11'0"
Bedroom 2	3.31m x 3.02m	10'10" x 9'11"
Bathroom	3.02m* x 2.01m	9'11" x 6'7"



SECOND FLOOR

Bedroom 1	5.25m* x 3.77m	17'3" x 12'4"
En-suite	2.13m x 1.66m	7'0" x 5'5"
Bedroom 3	3.02m x 2.78m	9'11" x 9'1"
Bedroom 4	3.78m x 2.14m	12'5" x 7' "

Radyr 029 2084 2124

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Glamorgan, CF15 8AA



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