

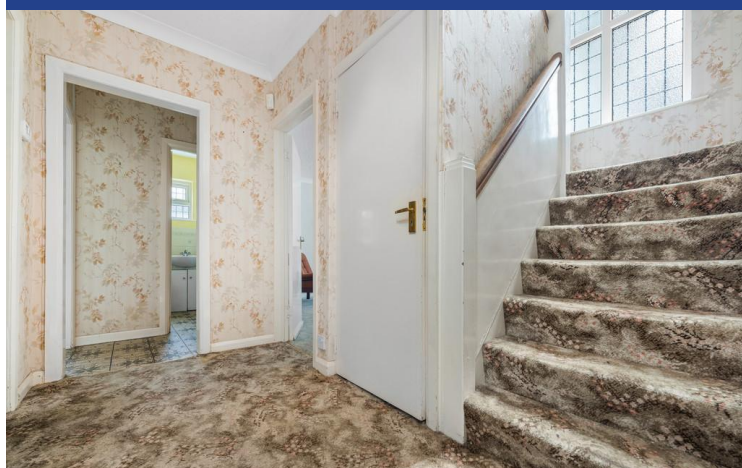
12 Park Road,
Radyr, Cardiff, CF15 8DG



Estate Agents and
Chartered Surveyors

Asking Price Of

£650,000



Detached House



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Property Description

**** SUPERB OPPORTUNITY**FOUR BEDROOM DETACHED ** IN NEED OF UPDATING**** A four bedroom detached family home in sought after location in the Radyr. Entrance porchway, hallway, lounge, study, dining room, cloakroom, kitchen/breakfast room, utility room. To the first floor there are four bedrooms, two bathrooms. Gas central heating. Rear enclosed garden mainly laid to lawn. Driveway to the front. Detached Garage. EPC rating: D

Tenure Freehold

Council Tax Band H

Floor Area Approx 1867 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 PORCH

Entered via obscure uPVC double glazed French doors, plus obscure uPVC double glazed windows to either side.

HALLWAY

Entered via wooden door. Radiator. Understairs cupboard. Doors to lounge, wc, kitchen/breakfast room and study.

LOUNGE

19' 6" x 12' 5" (5.962m x 3.798m)
uPVC double glazed window to front, plus uPVC double glazed French doors to side. Radiator. Feature fireplace housing gas fire.

STUDY

7' 6" x 10' 7" (2.304m x 3.238m)
uPVC double glazed window to side. Fitted shelving. Original parquet flooring. Radiator. Door to dining room.

DINING ROOM

17' 0" x 10' 7" (5.192m x 3.242m)
Three uPVC double glazed windows to side and rear. Two radiators. Original parquet flooring. Serving hatch to kitchen.

WC

3' 8" x 5' 8" (1.142m x 1.728m)
uPVC obscure double glazed window to side. Vanity unit with inset sink and cupboards below. Back to wall wc. Part tiled walls. Tiled floor. Heated towel radiator.

KITCHEN/BREAKFAST ROOM

18' 2" (max) x 9' 0" (max) (5.560m x 2.746m)
Two uPVC double glazed windows to side. A range of fitted base and eye level units incorporating stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Serving hatch to dining room. Fitted electric double oven and gas hob. Space for fridge/freezer. Integrated dishwasher. Radiator. Space for table and chairs. Doors to utility room.

12 Park Road, Radyr, Cardiff, CF15 8DG

UTILITY ROOM

7' 3" x 6' 10" (2.210m x 2.088m)

uPVC double glazed window to rear, plus uPVC door to rear garden. Base unit incorporating stainless steel sink unit with drainer and mixer tap. Space for washing machine. Additional storage cupboards. Tiled floor.

FIRST FLOOR

LANDING

uPVC obscure double glazed feature window to front. Airing cupboard housing Worcester combi boiler and shelving. Additional storage cupboard with window and loft access. Doors to four bedrooms and two bathrooms. Access to loft space.

BEDROOM ONE

12' 6" x 12' 8" (to wardrobes) (3.820m x 3.870m)

uPVC double glazed window to front and side. Electric skirting board heater. Fitted wardrobes housing sink unit, hanging and shelf space.

BEDROOM TWO

10' 11" x 17' 1" (3.329m x 5.208m)

Two uPVC double glazed windows to side and rear. Electric skirting board heater. Fitted wardrobes with hanging and shelf space and fitted drawers.

BEDROOM THREE

8' 9" x 15' 0" (2.680m x 4.579m)

uPVC double glazed windows to side and rear. Radiator. Fitted wardrobes with hanging and shelf space and fitted drawers.

BEDROOM FOUR

12' 8" x 11' 6" (3.872m x 3.528m)

uPVC double glazed window to side. Electric skirting board heater.

BATHROOM ONE

5' 0" x 9' 4" (1.547m x 2.854m)

uPVC obscure double glazed window to side. Panelled bath. Pedestal wash hand basin. Separate shower cubicle. Heated towel radiator. Fully tiled walls.

BATHROOM TWO

7' 8" x 5' 2" (2.346m x 1.577m)

uPVC obscure double glazed window to side. Panelled bath with shower over. Pedestal wash hand basin. Low level wc. Heated towel radiator. Part tiled walls.

OUTSIDE

REAR GARDEN

Enclosed rear garden with hedgerow borders, predominately laid to lawn with raised flower beds to rear. Wooden shed and summerhouse. Outside tap and power. Access to front of property via side gates.

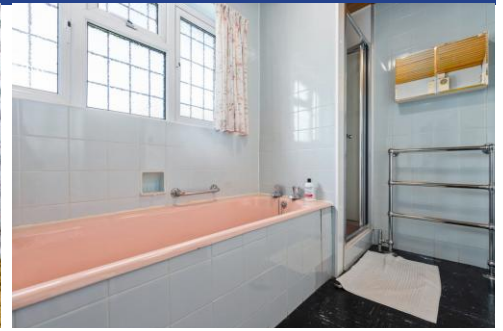
DETACHED GARAGE

Detached garage with electric up and over door. uPVC double glazed window to side, plus pedestrian door. Power and lighting.

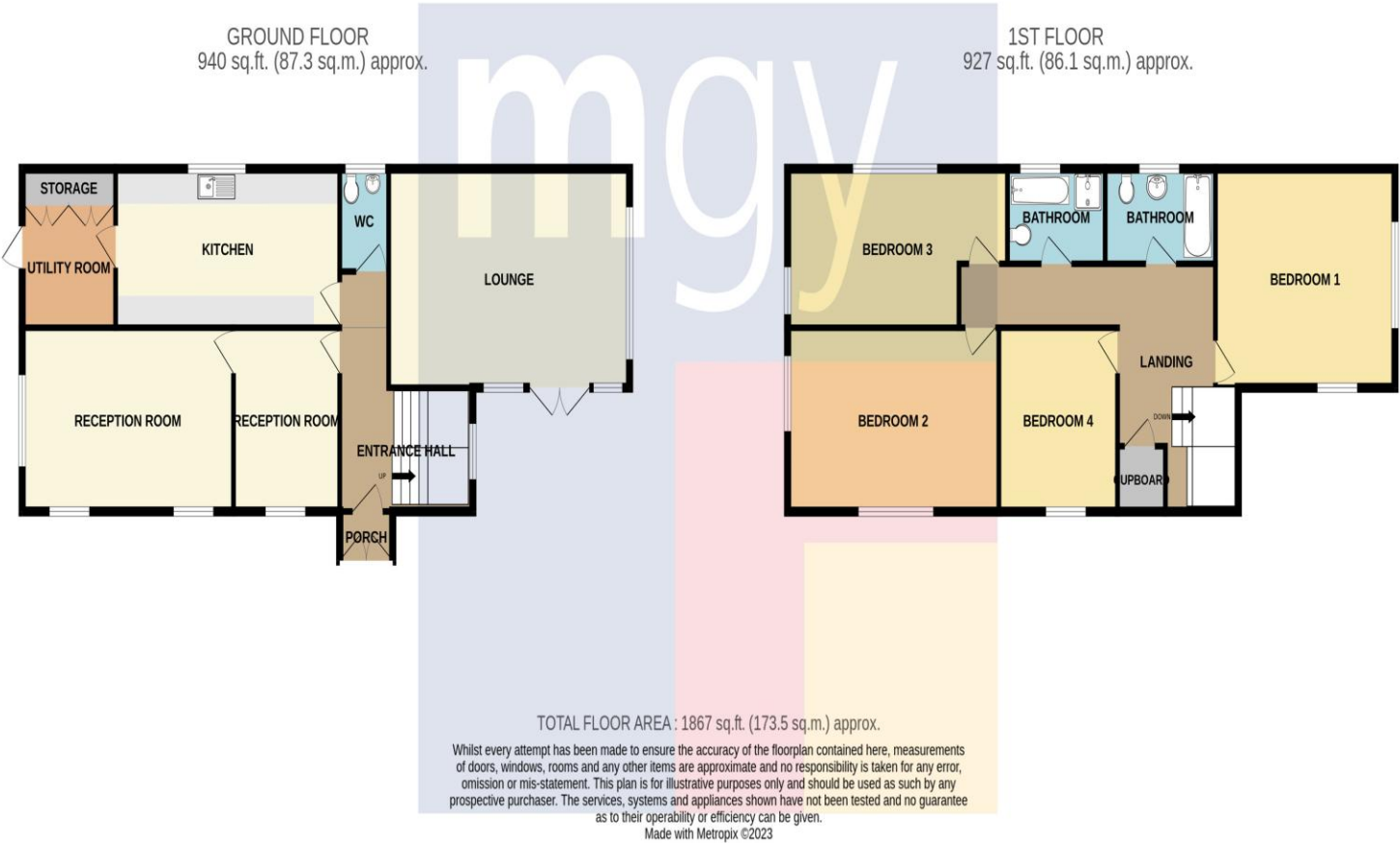
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

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