

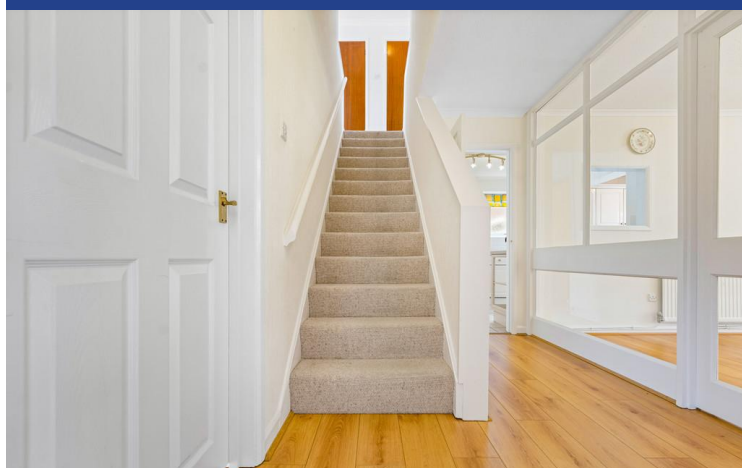
36 Pentwyn,
Radyr, Cardiff, CF15 8RE



Estate Agents and
Chartered Surveyors

Asking Price Of

£399,950



Detached House



Property Description

**** BRIGHT AND SPACIOUS THREE BEDROOM DETACHED **
LARGE REAR GARDEN ** GARAGE **** A bright and well presented three bedroom detached family home in a sought after and convenient location close to local amenities. Entrance porch, hallway, cloakroom, large lounge, spacious dining and garden room, neat fitted kitchen and utility cupboard. To the first floor are three bedrooms and a family shower room. Gas central heating, uPVC double glazing. Beautifully presented lawned rear garden with paved patio and brick built storage, lawned front garden with driveway leading to carport and garage. NO CHAIN. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1229 sq ft

Viewing Arrangements
Strictly by appointment

BEDROOM TWO

10' 9" x 10' 0" (3.30m x 3.05m)

Aspect to rear, a second double bedroom, double built in wardrobe and radiator.

BEDROOM THREE

8' 6" x 7' 0" (2.60m x 2.15m)

Aspect to front, a good sized third bedroom, fitted wardrobe with fitted drawers below and radiator.

FAMILY SHOWER ROOM

White suite comprising low level wc, wash hand basin, large shower cubicle with 'Triton' shower. Full wall tiling. Obscure glass window to rear. Radiator.

OUTSIDE REAR GARDEN

A beautifully maintained rear garden with well manicured lawn with neat inset beds of plants and shrubs, paved patio, enclosed by timber fencing. Door to utility/storage. Outside tap. Additional timber storage to one side, gate to driveway.

UTILITY STORAGE

7' 9" x 6' 8" (2.37m x 2.04m)

Of single skin brick construction. Window to rear and access upvc door. Power and lighting.

FRONT GARDEN

Area of lawn, pathway to front door and driveway to garage with carport to front.

GARAGE

18' 1" x 7' 8" (5.52m x 2.36m)

With up and over access door, power and lighting.

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 PORCHWAY

Approached via a uPVC entrance door with obscure glass window to upper part. Window to side. Quality laminate flooring. Radiator. Door to hallway and door to cloakroom.

CLOAKROOM

White suite comprising low level WC, wash hand basin. Quality laminate flooring. Window to rear aspect. Radiator.

LOUNGE

18' 3" x 11' 10" (5.57m x 3.61m)

An excellent sized principal reception. Two windows to front. Feature fireplace. Laminate flooring. Two radiators.

DINING AND GARDEN ROOM

23' 9" x 9' 10" (7.24m x 3.02maxm)

A spacious rear reception offering ample space for a large family dining table as well as a rear seating relaxation area to enjoy full views of the rear garden, upvc windows to rear and french doors to rear, quality laminate flooring and two radiators.

KITCHEN

15' 1" x 7' 11" (4.60m x 2.43m)

Well appointed along two sides in high gloss panelled fronts beneath round nosed worktop surfaces, inset 1.5 bowl sink with side drainer, integrated dishwasher, slot in cooker to remain, matching range of eye level wall cupboards, integrated fridge, integrated freezer, upvc door to rear, obscure glass window to side, tiled flooring, serving hatch to dining room, wall tiling to splash back areas and radiator. Door to utility cupboard.

UTILITY CUPBOARD

9' 10" x 2' 9" (3.00m x 0.84m)

Utility cupboard with units & worktops. Tiled flooring. Power and lighting. Plumbing for washing machine.

FIRST FLOOR

LANDING

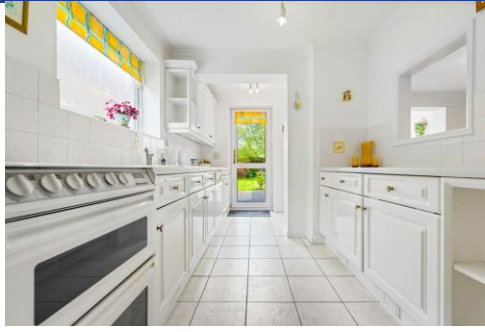
Approached via an easy rising staircase leading to the central landing area. Access to roof space. Two large storage cupboards one of which housing the 'Worcester' combination gas central heating boiler.

BEDROOM ONE

11' 11" x 10' 11" (3.64m x 3.33m)

Overlooking the entrance approach, an excellent sized principal bedroom. Built in double wardrobe. Radiator.

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GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.2 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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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