

# 30 Duxford Close,

## Cardiff, CF5 2PR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£420,000**



Detached Property



# Property Description

\*\* THREE BEDROOM DETACHED IN CUL-DE-SAC LOCATION \*\* MGY are pleased to offer this three bedroom detached home situated in cul-de-sac location in Radyr Way, Close to Danescourt, Llandaff and Radyr. The accommodation briefly comprises; entrance, hallway, lounge, sitting/dining room and kitchen/ breakfast/family room, conservatory, cloakroom. To the first floor are three bedrooms one with ensuite and bathroom. Rear delightful landscaped gardens. Driveway. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1330 sq.ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

This property is situated in a much sought after residential area and well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, train station and regular bus services to the City Centre and surrounding areas. There is also a leisure centre close by which offers a variety of sporting facilities.

## ENTRANCE

Entered via block paved driveway to front door. Gated access to rear.

## HALLWAY

14' 2" x 7' 4"(max) (4.34m x 2.26m)  
Entered via double glazed composite front door into spacious hallway. Stairs to first floor. Doors to lounge, kitchen/breakfast/family room, dining/sitting room and WC. Radiator. Tiled flooring.

## LOUNGE

15' 6" x 12' 0" (4.74m x 3.68m)  
uPVC double glazed window to front a feature gas fire with marble hearth. Radiator.

## DINING/SITTING ROOM

15' 11" x 7' 11" (4.87m x 2.42m)  
uPVC double glazed window to front and external door to rear garden. Radiator.

## KITCHEN/BREAKFAST/FAMILY ROOM

19' 10" x 13' 9"(max) (6.07m x 4.21m)  
A beautifully appointed kitchen fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor fan over. Integrated microwave with feature central island housing the fridge and freezer. Tiled splash backs and flooring. Two plinth heaters. Spotlights. Under stair cupboard. uPVC double glazed external door and window to rear, plus doors to the conservatory.

## CONSERVATORY

11' 2" x 9' 9" (3.42m x 2.99m)  
A well proportioned conservatory with uPVC double glazed windows to all aspects including glass roof with pleasant views over the garden and mature woodland beyond. Sliding patio doors to side. Radiator.

## CLOAKROOM

5' 6" x 2' 11" (1.70m x 0.91m)  
Low level WC and wash hand basin. Tiled flooring and walls. uPVC double glazed window to front.

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## FIRST FLOOR

### LANDING

Doors to three double bedrooms and bathroom. Airing cupboard housing gas central heating boiler and shelving. Loft access. uPVC obscure window to side.

### BEDROOM ONE

12' 1" x 9' 8" (3.69m x 2.95m)

Two fitted wardrobes and eye level storage units. Radiator. uPVC double glazed window to rear with lovely outlook. Door to:

### EN SUITE

7' 8"(max) x 7' 3" (2.34m x 2.21m)

Suite comprises low level WC, pedestal wash hand basin and fitted corner shower cubicle with electric shower over. Tiled walls. Shaver point. Ladder radiator.

### BEDROOM TWO

13' 6"(max) x 11' 3" (4.13m x 3.45m)

uPVC double glazed window to front with views. Radiator. Fitted wardrobes.

### BEDROOM THREE

13' 6" (max) x 8' 5" (4.12m x 2.58m)

uPVC double glazed window to front with views. Radiator.

### BATHROOM

8' 2" x 5' 5" (2.50m x 1.66m)

A white suit to include low level WC, pedestal wash hand basin and panelled bath with shower attachment. Tully tiled walls. Shaver point. Ladder radiator. uPVC double glazed obscure window to side.

## OUTSIDE

### REAR GARDEN

A delightful, private, landscaped rear garden set over four tiers, paved with mature hedge and shrub borders. Water feature. Outside tap. Garden shed to side. Boundary fence.



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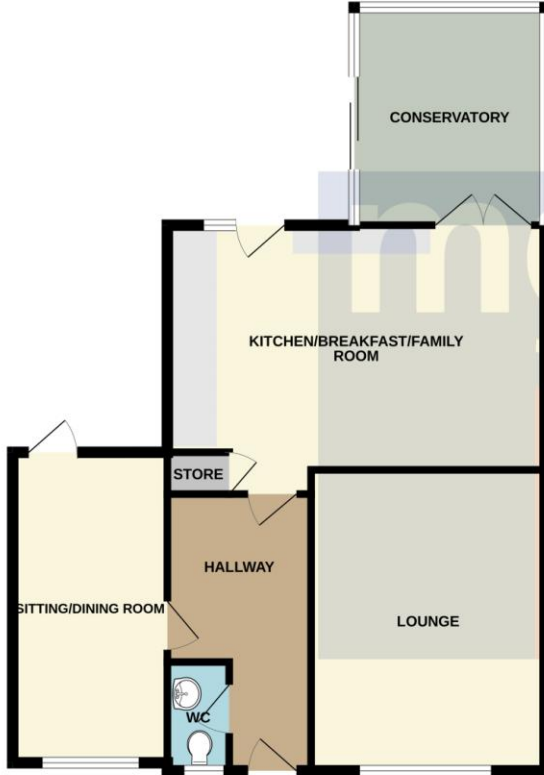


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GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.5 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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