

11a Ffordd Las,

Radyr, Cardiff, CF15 8EP



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



End Terraced House

3

2

3

1

# Property Description

**\*\* THREE BEDROOM HOUSE \*\* CLOSE TO HIGHLY REGARDED SCHOOLS \*\* SOUGHT AFTER AREA \*\*** A beautifully presented three bedroom end terraced house in the heart of Radyr. Entrance hallway, lounge, cloakroom, kitchen and breakfast room with sliding patio doors and Juliet balcony overlooking the rear garden. To the first floor there are two bedrooms and a family bathroom, to the second floor is a third bedroom with en-suite. Delightful rear garden, block paved front garden and driveway. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,000 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Amenities include a parade of shops, restaurant, doctors and dentist surgery, library, golf and tennis clubs, two good primary and comprehensive schools, church and train station.

## ENTRANCE

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

## HALLWAY

Approached via a composite entrance door with double glazed windows to upper part, entrance hallway, staircase to the first floor and radiator.

## LOUNGE

8' 3" x 10' 9" (2.53m x 3.29m)  
Large double glazed uPVC window to front aspect, radiator.

## KITCHEN/BREAKFAST ROOM

14' 3" x 18' 2" (4.36m x 5.56m)  
An open plan living space with modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated fridge/freezer. Fitted electric oven and inset four ring gas hob with extractor fan over. Feature breakfast bar. uPVC double glazed window to side aspect. Lounge area includes uPVC double glazed sliding patio

doors with Juliet balcony to rear garden. Vinyl flooring throughout. TV point. Radiator.

## UTILITY ROOM

4' 3" x 8' 2" (1.31max x 2.51m)  
With units to one side and worktop, plumbing for washing machine, vinyl flooring, door to rear garden, concealed Baxi gas central heating boiler.

## CLOAKROOM

White suite comprising all-in-one low level WC and wash hand basin, with vanity mirror above and vinyl flooring.

## UPSTAIRS

### FIRST FLOOR LANDING

Approached via staircase leading to the landing area, window to front and radiator.

### BEDROOM ONE

9' 4" x 10' 0" (2.85m x 3.06m)  
uPVC double glazed window to rear with super views. Radiator.

### BEDROOM TWO

8' 4" x 9' 3" (2.55m x 2.83m)  
uPVC double glazed window to front with super views. Radiator.

## FAMILY BATHROOM

5' 2" x 7' 8" (1.59m x 2.34m)  
Comprising low level wc, wash hand basin, panelled bath with shower mixer tap, window to rear aspect, vinyl flooring, extractor fan and heated towel rail. Spotlights to ceiling.

## SECOND FLOOR LANDING

Approached via staircase leading to the landing area, Velux window to ceiling, spotlights and radiator.

## BEDROOM THREE

11' 3" x 18' 2" (3.43max x 5.54max)  
An excellent sized bedroom with double glazed uPVC windows to front and rear aspect, plus Velux windows to ceiling. Spotlights. Fitted under eave storage. Built in wardrobes. Radiator. Door leading to;

## ENSUITE

Comprising low level wc, wash hand basin, walk in mains shower with splash board surrounding, vinyl flooring, extractor fan and heated towel rail. Spotlights and velux window to ceiling.

## OUTSIDE

### REAR GARDEN

A spacious rear garden mainly laid to lawn with decking area. Boundary fence.



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11A FFORDD LAS, RADYR, CF15 8EP

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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