

4 Clos Tylaway, Radyr, Cardiff, CF15 8DU



Estate Agents and
Chartered Surveyors

Asking Price Of

£380,000



End of Terrace

- 4
- 1
- 3
- 2

Property Description

**** SPACIOUS FOUR BEDROOM END TERRACE FAMILY HOME ** TWO CAR PARKING **** A spacious four bedroom, three storey end terraced family home in the sought after area of Radyr, being close to local amenities, transport links, park land and tranquil walks. Entrance hallway, cloakroom, bay fronted kitchen with integrated appliances, lounge with French doors to conservatory. To the first floor are three bedrooms and a family bathroom. The second floor has a large principal ensuite with ensuite shower room. Gas central heating, double glazing. Low maintenance paved patio rear garden, two car parking spaces. EPC Rating: TBC

Tenure Freehold

Council Tax Band F

Floor Area Approx 1248sq 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 HALLWAY

Approached via a panelled entrance door with double glazed windows to upper part leading to the spacious entrance hallway, staircase to first floor with understairs recess, tiled flooring and radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin, tiled flooring, wall tiling to half height, window to front and radiator.

KITCHEN AND DINING ROOM

15' 9" x 9' 5"(into bay) (4.82m x 2.88m)
Well appointed along three sides in black high gloss fronts beneath granite worktop surfaces, inset stainless steel sink with worktop side drainer, inset four ring gas hob with oven below, integrated dishwasher, integrated washing machine, space for fridge freezer, matching range of eye level wall cupboards, additional eye level wall cupboard with

built in tv. Tiled flooring, ample space for dining table with bay to front, radiator.

LOUNGE

16' 3" x 11' 6" (4.97m x 3.53m)

A good sized principal reception with window to rear, double opening french doors to conservatory, contemporary style feature fireplace, wood flooring and radiator.

CONSERVATORY

11' 6" x 7' 8" (3.51m x 2.36m)

A delightful uPVC double glazed conservatory overlooking the rear garden, power and lighting.

FIRST FLOOR

LANDING

Approached via a half turning staircase leading to the central landing area, additional staircase to first floor, airing cupboard housing the hot water cylinder and additional large storage cupboard.

BEDROOM TWO

11' 4" x 9' 4" (3.46m x 2.86m)

Overlooking the rear garden, a good sized double bedroom, built in double wardrobe and radiator.

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BEDROOM THREE

10' 3" x 9' 4" (3.14m x 2.86m)

Aspect to front, a third double bedroom, built in double wardrobe and radiator.

BEDROOM FOUR

7' 9" x 6' 7" (2.37m x 2.02m)

Aspect to rear, radiator.

FAMILY BATHROOM

6' 7" x 3' 3" (2.01m x 1.71m)

White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap, wall tiling to splash back areas, electric shaver point, obscure glass window to front, extractor fan and radiator.

SECOND FLOOR

LANDING

Approached via a half turning staircase leading to the second floor landing, radiator and door to bedroom one.

BEDROOM ONE

20' 7" x 10' 9" (6.28m x 3.30m)

An excellent sized principal bedroom with window to front and velux window to rear, built in double wardrobe, access to roof space, radiator and door to ensuite.

ENSUITE SHOWER ROOM

8' 2" x 7' 5" (2.51m x 2.27m)

White suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower above, wall tiling to splash back areas, electric shaver point, extractor fan and radiator.

OUTSIDE

REAR GARDEN

A low maintenance rear garden comprising paved patio and borders of slate chippings, enclosed by timber fencing, timber storage shed and gate giving access to front.

FRONT GARDEN

Paved pathway to front.

PARKING

Two parking spaces positioned directly opposite the entrance to the property.

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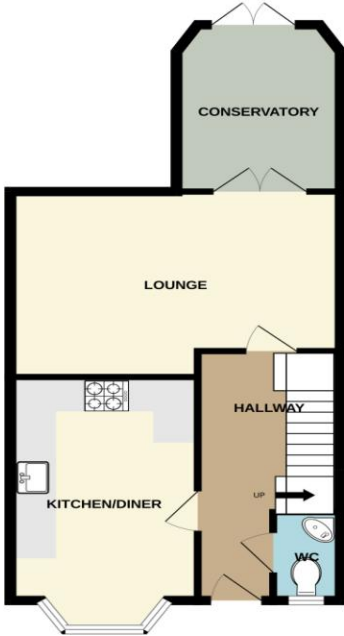


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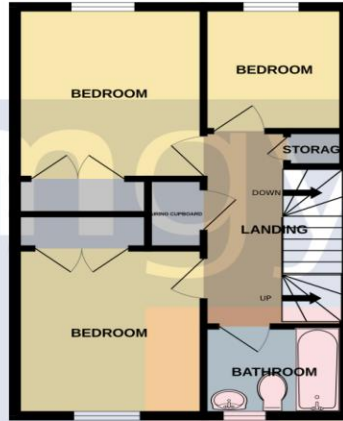


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GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.

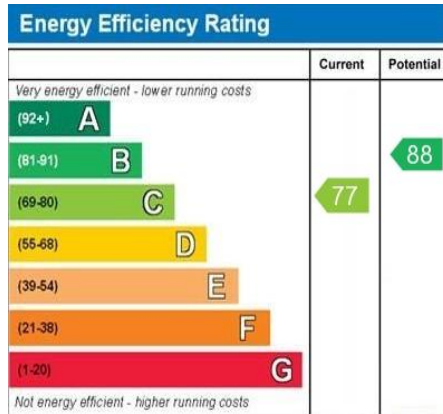


2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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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