

53 Dan-y-bryn Avenue,

Radyr, Cardiff, CF15 8DQ



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£600,000



Detached Property

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Property Description

**** LARGE FOUR DOUBLE BEDROOM FAMILY HOME**
**** POPULAR RADYR LOCATION **** A bright and spacious four double bedroom detached family home on popular Dan Y Bryn Avenue in sought after Radyr. Entrance hallway, cloakroom, large lounge, sizeable dining room, neat fitted kitchen, utility room, spacious sitting room and home office. To the first floor are four double bedrooms, principal bedroom with ensuite shower and a separate family bath and shower room. Gas central heating, double glazing. Rear garden with a southerly aspect comprising lawn and paved cobble style patio, wide driveway to front. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,932 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 HALLWAY

10' 11" x 6' 3" (3.33m x 1.92m)

Approached via a uPVC double glazed entrance door leading to the spacious entrance hallway, staircase to the first floor, radiator.

CLOAKROOM

White suite comprising low level wc, vanity wash hand basin, wall tiling to half height, tiled flooring, obscure glass window to front and chrome heated towel rail.

LOUNGE

17' 10" x 12' 10" (5.44m x 3.93m)

An excellent sized principal reception with large picture window to the front, feature gas fire, radiator and large folding door to the dining room.

DINING ROOM

15' 5" x 11' 10" (4.70m x 3.63m)

A sizeable family dining room with ample space for large family dining table, patio doors to rear garden, door to kitchen and radiator.

KITCHEN

11' 10" x 11' 10" (3.63m x 3.61m)

Appointed along three sides in wood finish fronts beneath worktop surfaces, inset 2 bowl sink, inset four ring gas hob, integrated oven, space fridge, plumbing for washing machine, concealed Baxi combi gas central heating boiler (approx 2 years old). Understairs storage cupboard, tiled flooring, wall tiling, window to rear, folding door to rear lobby.

REAR LOBBY

With uPVC double glazed door to rear garden. Doors to kitchen, sitting room and utility room.

UTILITY ROOM

18' 5" x 5' 4"(max) (5.63m x 1.64m)

Comprising units and worktops, inset stainless steel sink, space for fridge freezer, plumbing for washing machine, window to front. The room is part divided with adjoining door.

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SITTING ROOM

16' 3" x 12' 11" (4.96m x 3.96m)

Overlooking the large rear garden, a good sized reception, feature fireplace, laminate flooring and radiator. Door to study/Home office.

STUDY/HOME OFFICE

18' 5" x 10' 9" (5.63m x 3.28m)

Overlooking the driveway to front, a large home office, feature marble fireplace windows with inset coal effect living flame gas fire, laminate flooring and radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area, double glazed stain glass window to side, access to roof space.

BEDROOM ONE

13' 2" x 12' 10"(max) (4.03m x 3.92m)

Large window overlooking the lawned front, a good sized principal bedroom, airing cupboard with radiator and shelving. Door to ensuite and radiator.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle with chrome shower, full wall tiling, tiled flooring and chrome heated towel rail.

BEDROOM TWO

12' 0" x 10' 11"(max) (3.66m x 3.34m)

Aspect to front, a second double bedroom, built in storage cupboard and radiator.

BEDROOM THREE

11' 10" x 8' 8" (3.62m x 2.65m)

Aspect to rear, a further double bedroom, radiator.

BEDROOM FOUR

11' 10" x 8' 5" (3.63m x 2.58m)

Overlooking the rear garden, a fourth double bedroom, radiator.

FAMILY BATHROOM

7' 6" x 6' 3" (2.30m x 1.93m)

White suite comprising low level wc, vanity wash basin with storage below, shower cubicle with chrome shower above, panelled bath with shower mixer tap, full wall tiling, tiled flooring, electric shaver point, obscure glass window to rear and chrome heated towel rail.

OUTSIDE

REAR GARDEN

A large southerly facing rear garden comprising a sizeable cobble style paved patio leading onto an area of lawn with central bed of plants and shrubs, further area of lawn with rear timber summer house. Wide side access with three timber sheds and gate to side giving access to front.

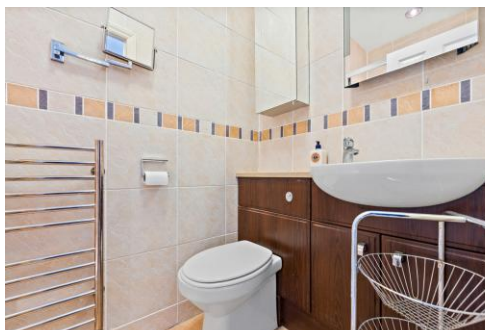
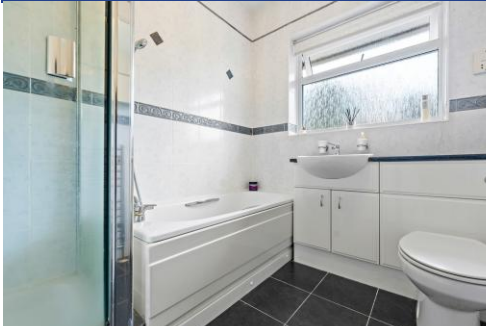
FRONT GARDEN

A wide cobble style paved driveway, areas of lawn with well tended hedgerow, timber gates to either side leading to rear garden.

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GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.

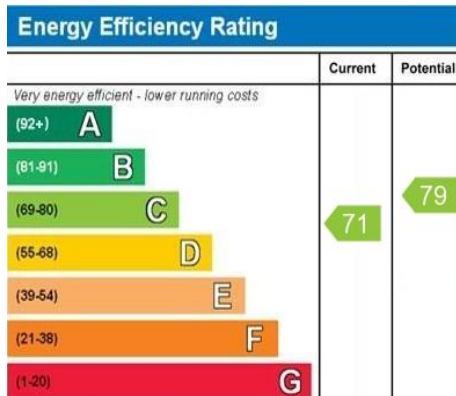


1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1932 sq.ft. (179.5 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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