

11 Digby Close,

Radyr Way, Cardiff, CF5 2PS

Asking Price Of

£224,950



Estate Agents and
Chartered Surveyors



Semi-Detached House

2

1

1

1

Property Description

**** TWO DOUBLE BED SEMI DETACHED **** A bright and well proportioned two double bedroom semi detached family home in a choice position close to amenities and transport links. Entrance hall with storage, neat fitted kitchen, lounge and diner with fireplace and french doors to the rear garden. To the first floor approached via a spiral staircase are two double bedrooms and a shower room. Gas central heating, double glazing. Low maintenance rear garden, lawned front garden and parking to rear. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 547 sq.ft.

Viewing Arrangements
Strictly by appointment

DESCRIPTION

**** TWO DOUBLE BED SEMI DETACHED **** A bright and well proportioned two double bedroom semi detached family home in a choice position close to amenities and transport links. Entrance hall with storage, neat fitted kitchen, lounge and diner with fireplace and french doors to the rear garden. To the first floor approached via a spiral staircase are two double bedrooms and a shower room. Gas central heating, double glazing. Low maintenance rear garden, lawned front garden and parking to rear. EPC Rating: tbc

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 HALLWAY

Approached via a uPVC with leaded

light double glazed window to upper part leading to the entrance hallway, quality wood flooring, storage cupboard with shelving, radiator, opening to kitchen and door to lounge/diner.

KITCHEN

7' 1" x 6' 11" (2.17m x 2.12m)
Units and worktops to two sides, inset sink with side drainer, inset four ring gas hob with cooker hood above and oven below, plumbing for washing machine, space for fridge freezer, wall tiling to splash back areas and window to front.

LOUNGE AND DINER

15' 7" x 12' 2" (4.76m x 3.71m)
A spacious lounge and diner with spiral staircase to the first floor, double opening french doors to the rear garden with window to side of doors, additional obscure glass window to side aspect, fireplace with inset gas fire, wooden surround. Radiator.

FIRST FLOOR

LANDING

Approached via a spiral staircase leading to the central landing area, laminate flooring and doors to all rooms.

BEDROOM ONE

12' 2" x 8' 2" (3.73m x 2.51m)
Overlooking the rear garden, a good sized double bedroom, radiator.

BEDROOM TWO

10' 1" x 7' 4" (3.09m x 2.24m)
Aspect to front, a second double bedroom, built in wardrobe, built in airing cupboard housing the ideal logic combi gas central heating boiler. Radiator.

FAMILY SHOWER ROOM

7' 0" x 4' 7" (2.15m x 1.41m)
White suite comprising low level wc, wash hand basin, low level shower enclosure with chrome shower, obscure glass window to side, full wall tiling, extractor fan and radiator.

OUTSIDE

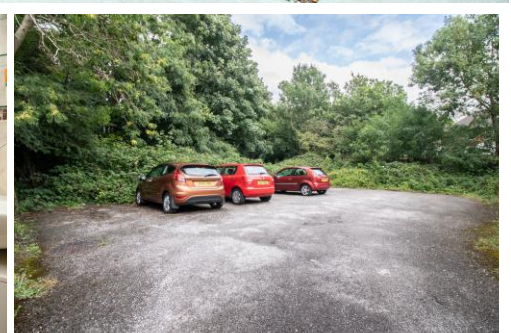
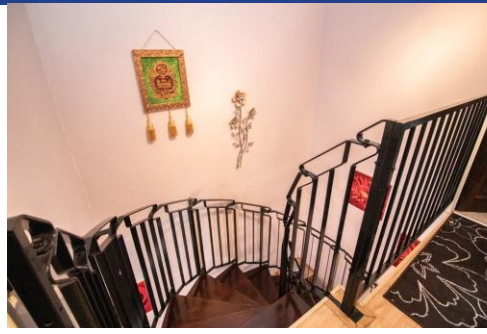
REAR GARDEN

Low maintenance rear garden laid with decorative stones, timber storage shed, access to side, central pathway leading to gate giving rear access to parking.

FRONT GARDEN

Lawned front with paved pathway to front door and cantilevered porch.

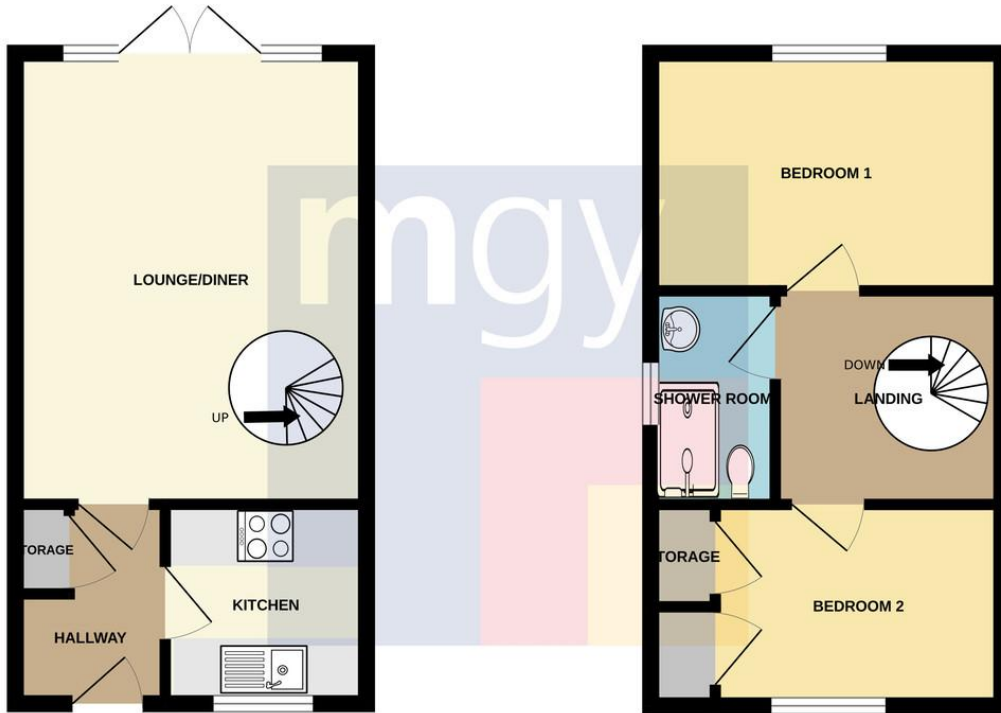
11 Digby Close,
Radyr Way, Cardiff, CF5 2PS



11 Digby Close, Radyr Way, Cardiff, CF5 2PS

GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.

1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.8 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.
Made with Metroplex. ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



mggy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.