

10 Llantarnam Drive,  
Radyr, Cardiff, CF15 8GA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£499,950**



Detached Property



# Property Description

**\*\* FOUR BEDROOM DETACHED PROPERTY \*\*  
GARDEN ROOM/OFFICE \*\*** A well presented detached family home set in the sought after village of Radyr. The accommodation briefly comprises: entrance hall, cloakroom, dining room, lounge with doors onto the rear garden, kitchen/breakfast area and store room/utility room. To the first floor are four bedrooms including principle bedroom with en-suite, and a family Bathroom. Rear garden mainly laid to lawn, garden room/office and views. Garage. EPC Rating: C

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1341 sq.ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated on the much sought after Parc Radyr development in the semi rural village of Radyr. Local amenities include a parade of shops, a restaurant, golf and tennis clubs, doctors, opticians and a dentist surgery. There is a train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

## ENTRANCE

Entered via double driveway to front door. Pathway with gated access to rear. Outside lighting.

## HALLWAY

Entered via newly fitted double glazed composite front door into hallway. Doors to lounge, dining room, kitchen/breakfast room, WC and store room. Stairs to first floor with under stair cupboard. Radiator. Karndean flooring.

## LOUNGE

14' 9" x 11' 10" (4.50m x 3.61m)  
uPVC double glazed window and French doors to rear with pleasant views. Gas fire with Birch wood mantle and marble hearth. Two radiators.

## KITCHEN/BREAKFAST ROOM

13' 6" x 9' 10" (4.12m x 3.00m)  
A bespoke kitchen fitted with a wide range of base and full height wooden units incorporating stainless steel sink with complementary hard wood surfaces. Integrated dishwasher, double oven/microwave with space for American fridge/freezer and wine cooler. Fitted induction hob with extractor hood over (gas point behind). Backlit splash back. Tiled flooring. Feature breakfast bar. uPVC double glazed window to rear with views. uPVC double glazed external door to side. Radiator. Extractor fan.

## DINING ROOM

9' 6" x 9' 9" (2.91m x 2.98m)  
uPVC double glazed window to front. Radiator. Karndean flooring.

## CLOAKROOM

5' 10" x 9' 9" (1.79m x 2.98m)  
Vanity enclosed wash hand basin, low level WC. Tiled flooring and splash backs. Ladder radiator. uPVC double glazed obscure window to side.

## STORE ROOM/UTILITY ROOM

7' 8" x 5' 3" (2.36m x 1.62m)  
Partly converted to the rear of the integral garage. Plaster boarded. Light and power. Plumbing for washing machine.

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## FIRST FLOOR

### LANDING

Doors to four bedrooms, bathroom and airing cupboard housing a newly installed gas combination boiler plus plumbing for washing machine. Loft access (partly boarded with pull down ladder).

### BEDROOM ONE

12' 11" x 11' 11" (3.95m x 3.64m)

Fitted wardrobes to one wall. uPVC double glazed window to front. Radiator. Door to en-suite.

### ENSUITE

6' 4" x 4' 11" (1.94m x 1.50m)

A modern suite to include low level WC, vanity enclosed wash hand basin and fitted corner shower cubicle. Fully tiled walls and floor. Ladder radiator. Spotlights and extractor fan. uPVC double glazed obscure window to front.

### BEDROOM TWO

9' 0" x 11' 1" (2.75m x 3.40m)

uPVC double glazed window to rear with lovely outlook. Radiator.

### BEDROOM THREE

13' 10" x 9' 0" (4.22m x 2.75m)

uPVC double glazed window to rear with superb views to rear. Radiator.

### BEDROOM FOUR

7' 4" x 8' 8" (2.26m x 2.65m)

Fitted Murphy bed. Radiator. uPVC double glazed window to front.

### BATHROOM

6' 6" x 6' 5" (1.99m x 1.97m)

A stylish suite comprising vanity enclosed wash hand basin, low level WC and P-bath with electric shower over. Fully tiled walls and flooring. uPVC double glazed obscure window to side. Spotlights and extractor fan.

## OUTSIDE

### REAR GARDEN

Mainly laid to lawn with paved patio area and shrub borders. Hot and cold taps. Decked seating area to the lower level leading to garden room. Boundary fence. External lighting.

### GARDEN ROOM/OFFICE

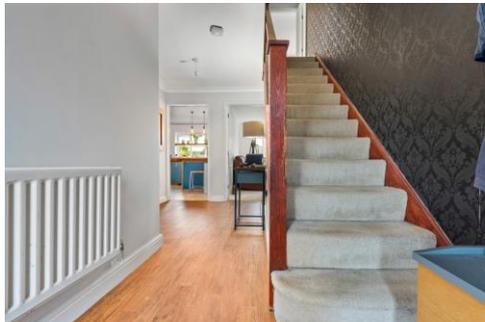
11' 0" x 6' 9" (3.37m x 2.06m)

A fully insulated garden room/office. Spotlights. Wood flooring. Electric radiator. uPVC double glazed windows to side. External down lights.

### GARAGE

Electric roller shutter door with light and power. Fitted shelving.

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GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.

1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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