

35 Bryn Derwen, Radyr, Cardiff, CF15 8SW



Estate Agents and
Chartered Surveyors

Asking Price Of

£249,000



End of Terrace Property



Property Description

**** EXCEPTIONALLY LARGE REAR GARDEN ** TWO BEDROOM SEMI DETACHED ** NO CHAIN **** A well presented two bedroom semi detached property located on a large plot with exceptionally large rear garden, close to local amenities and transport links. Entrance porch, spacious lounge, neat fitted kitchen and dining room with access to the rear garden. To the first floor are two bedrooms and a family bathroom with p-shaped bath and shower over. Gas central heating, uPVC double glazing. Exceptionally large rear garden comprising paved patio and lawn. Parking space. No chain. EPC Rating: TBC

Tenure Freehold

Council Tax Band C

Floor Area Approx 688 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 dentist surgeries, Italian restaurant, a selection of cafes, The Radyr Tap bar, two highly regarded primary schools and comprehensive school. There is also a train station and regular bus service to and from the city centre. Nearby Morganstown village provides The Tynant Pub and Pughs Garden Village.

ENTRANCE PORCH

Approached via a uPVC entrance door leading to the inner porch, storage cupboard & laminate flooring.

LOUNGE

12' 7" x 12' 4" (3.85m x 3.78m)
Approached via a uPVC entrance door leading to the spacious principal reception, laminate flooring, windows to front and side, staircase to first floor, radiator and archway to kitchen.

KITCHEN AND DINING ROOM

12' 4" x 9' 8" (3.78m x 2.97m)
Appointed along two sides in wood panelled fronts beneath round nosed worktop surfaces, inset stainless steel

sink with side drainer, inset four ring hob with cooker hood above and oven below, matching range of eye level wall cupboards, plumbing for washing machine, space for fridge freezer, window to rear, door to garden, laminate flooring, wall mounted 'Baxi' combi gas central heating boiler, radiator. Ample space for dining table and chairs.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space.

BEDROOM ONE

12' 4" x 7' 8" (3.78m x 2.35m)
A good sized principal bedroom overlooking the rear garden, built in wardrobe with sliding mirrored fronts. Radiators.

BEDROOM TWO

12' 5" x 6' 10" (3.79m x 2.10m)
Overlooking the entrance approach with two windows to front. Radiator.

FAMILY BATHROOM

6' 2" x 5' 4" (1.88m x 1.65m)
Modern white suite comprising low level wc, vanity wash hand basin with storage below, p-shaped bath with shower mixer tap, swivel shower screen, full wall tiling, tiled flooring, recessed spotlights, obscure glass window to side and chrome heated towel rail.

OUTSIDE

REAR GARDEN

An exceptionally large rear garden with a westerly aspect, comprising paved patio leading onto a sizeable area of lawn; enclosed by timber fencing, outside tap, outside lighting. Timber gate giving access to front.

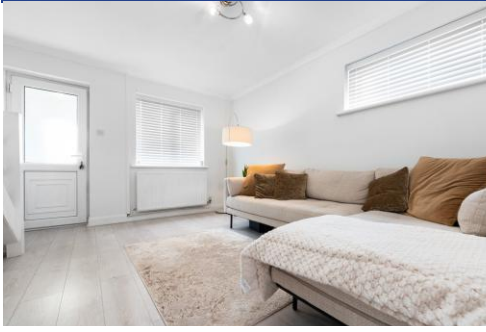
FRONT GARDEN

Paved front and pathway. Area of decorative slate. Timber gate to side.

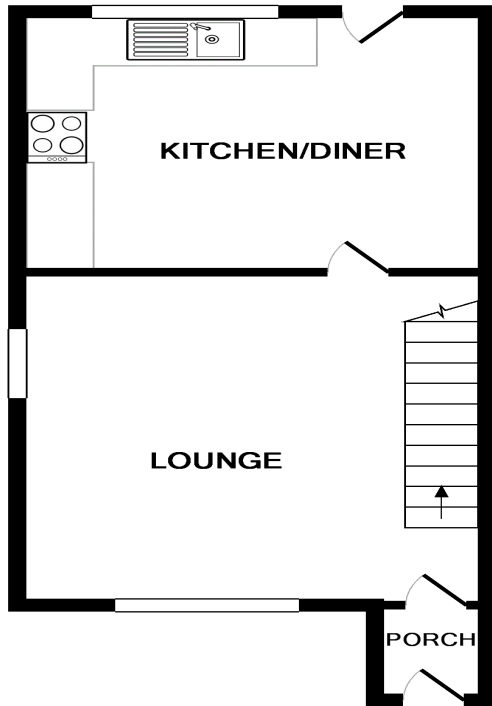
PARKING

Parking space to side.

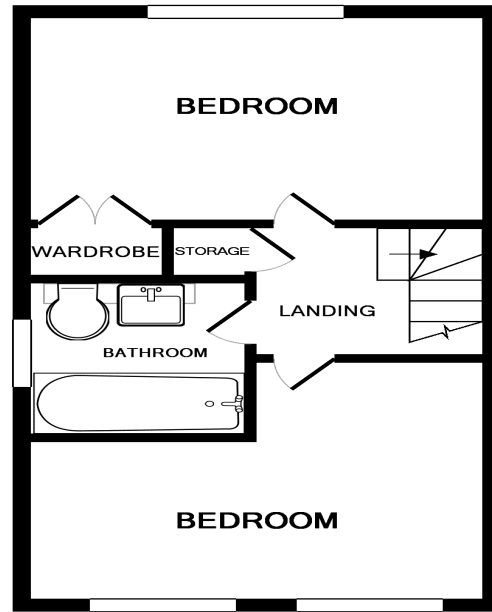
35 Bryn Derwen,
Radyr, Cardiff, CF15 8SW



35 Bryn Derwen,
Radyr, Cardiff, CF15 8SW

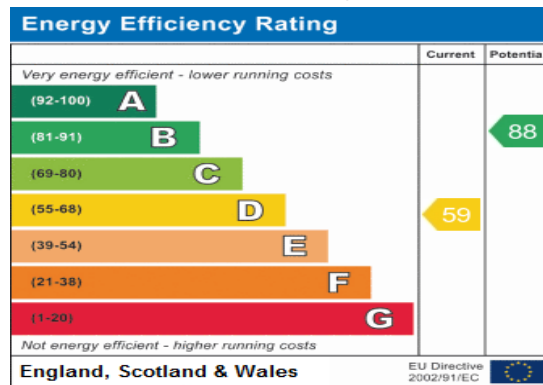


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2019



Radyr 029 2084 2124

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



mgyc.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.