

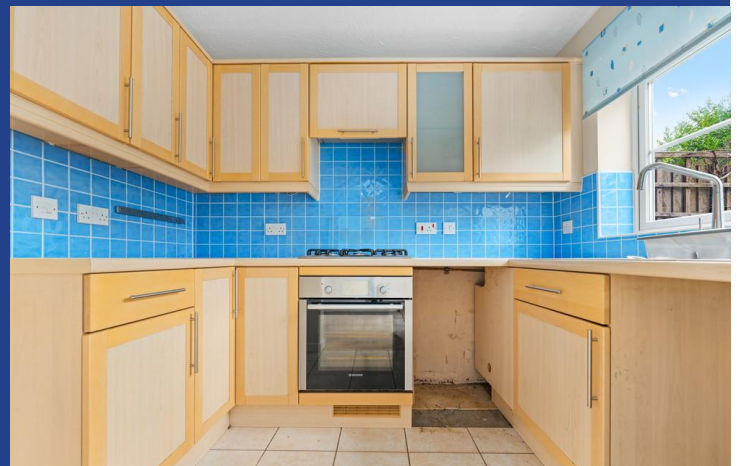
26 Plas Y Mynach, Radyr, Cardiff, CF15 8GB



Estate Agents and
Chartered Surveyors

Asking Price Of

£359,950



Semi-Detached House

3

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3

2

Property Description

**** FOUR BEDROOM SEMI DETACHED ** IN NEED OF UPGRADE BUT OFFERING EXCELLENT POTENTIAL
** NO CHAIN **** A modern semi detached family house in a choice location set in the popular Parc Radyr Development within walking distance of Radyr Village. Entrance hall, cloakroom, lounge, dining room, kitchen and ground floor bedroom or sitting room with shower room. To the first floor there are three bedrooms and a family bathroom. Gas central heating. Lawned front and rear gardens, driveway leading to garage. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 957 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

Entered via driveway and pathway to front door.

HALLWAY

6' 2" x 3' 5" (1.89m x 1.05m)

Entered via uPVC double glazed front door into hallway. Doors to lounge and WC. Radiator.

CLOAKROOM

6' 3" x 2' 9" (1.93m x 0.86m)

Low level WC and wash hand basin. Radiator. uPVC double glazed obscure window to front.

LOUNGE

16' 9" x 15' 10" nax (5.13m x 4.83m)

uPVC double glazed bay window to front with views. Doors to sitting room/bedroom and kitchen/diner. Stairs to first floor. Two radiators.

KITCHEN/DINER

15' 1" x 8' 9" (4.62m x 2.68m)

The kitchen is fitted with a range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor fan over. Space for fridge/freezer, washing machine and dishwasher. Tiled flooring and splash backs. Modern wall mounted gas central heating boiler. uPVC double glazed window to rear. Archway to dining room with radiator and uPVC double glazed French patio doors to rear garden.

SITTING ROOM/BEDROOM FOUR

15' 4" x 7' 4" (4.68m x 2.25m)

Previously a single garage. uPVC double glazed French patio doors to front, window to side with views. Radiator. Door to wet room/WC. Loft access.

WET ROOM

7' 1" x 6' 6" (2.18m x 1.99m)

Fitted with a low level WC, wash hand basin and walk-in electric shower. Fully tiled walls. Radiator. Extractor fan. uPVC double glazed obscure window to side.

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FIRST FLOOR LANDING

Doors to three bedrooms and bathroom. Airing cupboard housing the hot water tank, plus storage cupboard. Loft access.

BEDROOM ONE

13' 5" x 8' 9" (4.09m x 2.69m)

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

BEDROOM TWO

12' 2" x 8' 5" (3.73m x 2.59m)

uPVC double glazed window to rear. Radiator.

BEDROOM THREE

8' 10" x 6' 6" (2.70m x 1.99m)

uPVC double glazed window to rear. Radiator.

BATHROOM

6' 6" x 6' 0" (1.99m x 1.85m)

The suite comprises low level WC, pedestal wash hand basin and panelled bath with shower over and separate handheld attachment. Tiled splash backs. Extractor fan. uPVC obscure window to front.

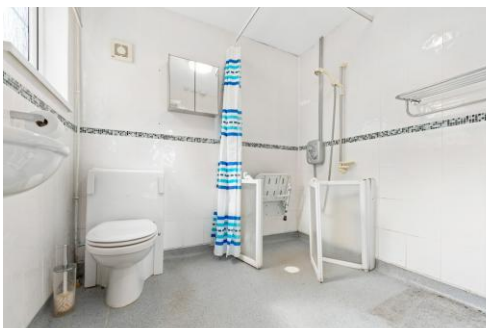
OUTSIDE REAR GARDEN

Laid to lawn with paved patio area. Boundary fence. Mature shrub and hedge borders. Outside tap. Brick built storage shed. Gated access to side.

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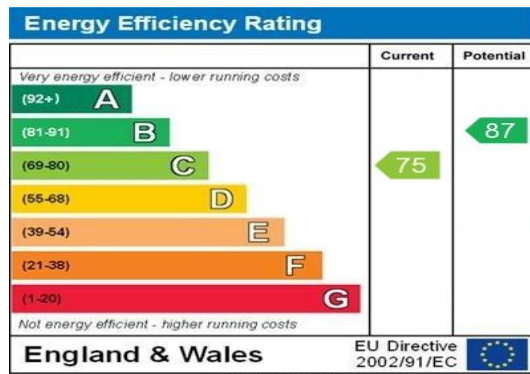
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TOTAL FLOOR AREA - 957 sq.ft. (89.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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