

8 Penrhos,

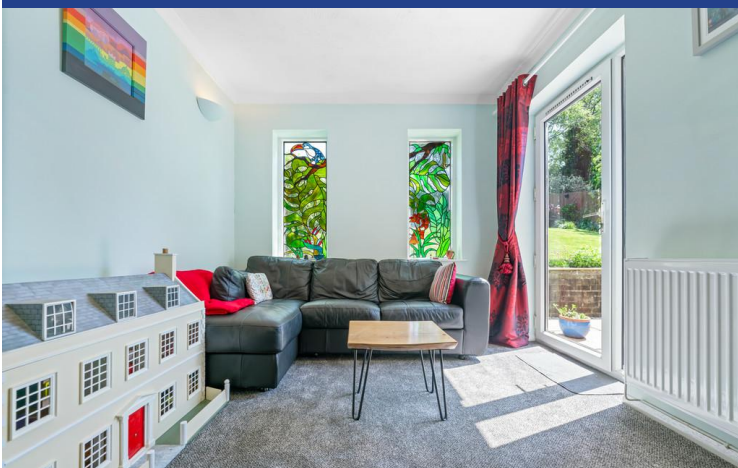
Radyr, Cardiff, CF15 8RJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£499,950



Detached House



Property Description

**** FIVE BEDROOM DETACHED ** EXTENDED AND MUCH IMPROVED **** A bright and spacious, extended five bedroom detached family home in the sought after area of Radyr, being a short distance from transport links and local amenities. Spacious entrance hallway, cloakroom, lounge, kitchen, dining and sitting room with french doors to the rear garden. To the first floor there are five good sized bedrooms. Principal bedroom with ensuite shower room, separate family bathroom. Delightful rear garden comprising paved patio and lawn. Driveway to front leading to the garage. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx 1586 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. Access to rear garden. Mainly laid to lawn with shrub borders.

HALLWAY

12' 2" x 9' 3" (3.72max x 2.83max)

Entered via uPVC double glazed front door with matching side window into hallway. Luxury Vinyl Tile (LVT) flooring. Doors to lounge, kitchen/breakfast room. WC and integral garage. Stairs to first floor. Radiator.

LOUNGE

17' 3" x 11' 9" (5.26m x 3.59m)

Two uPVC double glazed windows to front. Feature gas fireplace. Radiator. Door to:

DINING ROOM

13' 11" x 8' 10" (4.26m x 2.71m)

uPVC double glazed Bifold Door to rear garden. Under stair storage cupboard. Door to kitchen. Radiator.

KITCHEN/BREAKFAST ROOM

13' 9" x 10' 7" (4.21max x 3.25m)

The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted gas double oven with gas hob and extractor hood over. Integrated fridge/freezer, dishwasher and microwave. uPVC double glazed window to rear with lovely outlook over the garden. Feature breakfast bar. Radiator. Door to sitting room.

SITTING ROOM

12' 6" x 8' 10" (3.83m x 2.70m)

Two stained glass windows to rear and UPVC double Glazed door to side. Radiator.

WC

5' 1" x 4' 3" (1.56m x 1.32m)

Low level WC and pedestal wash hand basin. Radiator. LVT flooring. Extractor fan.

FIRST FLOOR

LANDING

Doors five bedrooms and the family bathroom. Airing cupboard housing hot water tank. Stained glass window to side. Loft access.

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BEDROOM ONE

12' 9" x 9' 8" (3.90m to wardrobes x 2.95m)
Fitted wardrobes to one wall. uPVC double glazed window to front with superb views towards the Garth Mountain. Radiator. Door to en-suite.

ENSUITE

8' 3" x 4' 5" (2.54m x 1.37m)
A modern suite with low level WC, pedestal wash hand basin and fitted double shower cubicle with electric shower over. Tiled splash backs. uPVC double glazed window to side. Ladder radiator.

BEDROOM TWO

10' 9" x 9' 10" (3.30m x 3.01m)
Fitted wardrobe. uPVC double glazed window to rear with beautiful outlook over the garden. Radiator.

BEDROOM THREE

9' 10" x 8' 8" (3.02m x 2.65m)
uPVC double glazed window to front with views. Radiator.

BEDROOM FOUR

9' 11" x 8' 4" (3.03m x 2.55m)
uPVC double glazed window to rear. Radiator.

BEDROOM FIVE

8' 6" x 6' 10" (2.60m x 2.10m)
uPVC double glazed window to front with views. Radiator.

OUTSIDE

REAR GARDEN

A finely presented rear garden mainly laid to lawn with colourful hedge and shrub borders. Paved patio to the lower level plus relaxation terrace to the upper tier offering fantastic views. Boundary fence. Outside tap. External power points.

INTEGRAL GARAGE

16' 8" x 8' 11" (5.10m x 2.73m)
An up and over garage door. Light and power. Wall mounted gas central heating boiler. Window to side. Space for washing machine, tumble dryer and fridge/freezer.

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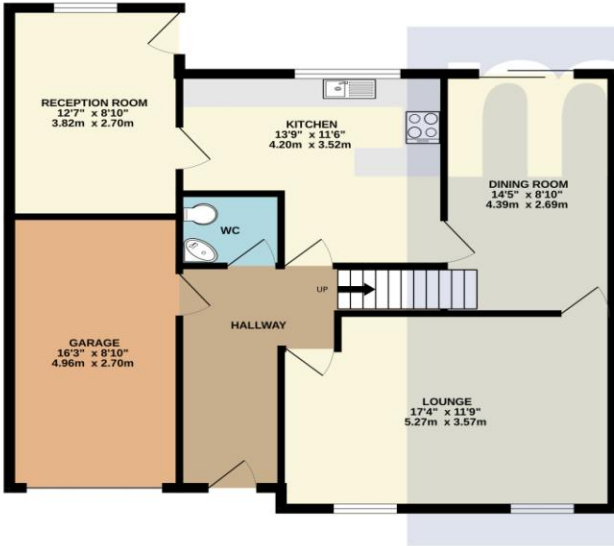


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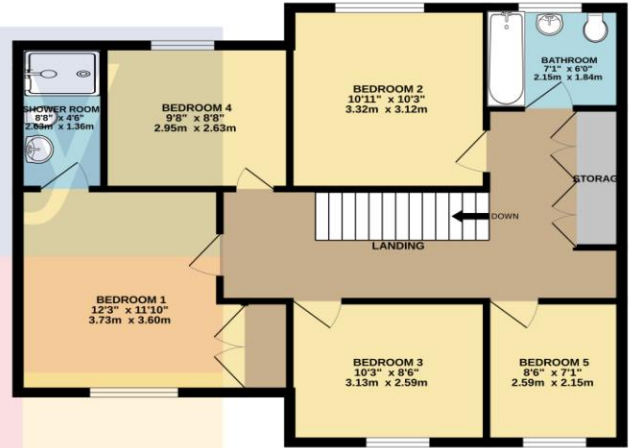


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GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.

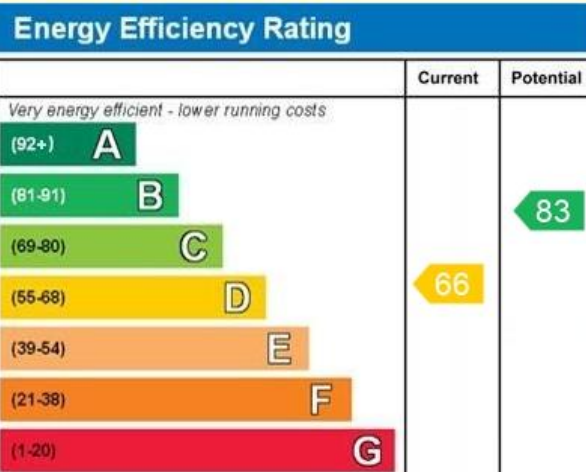


1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.4 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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