

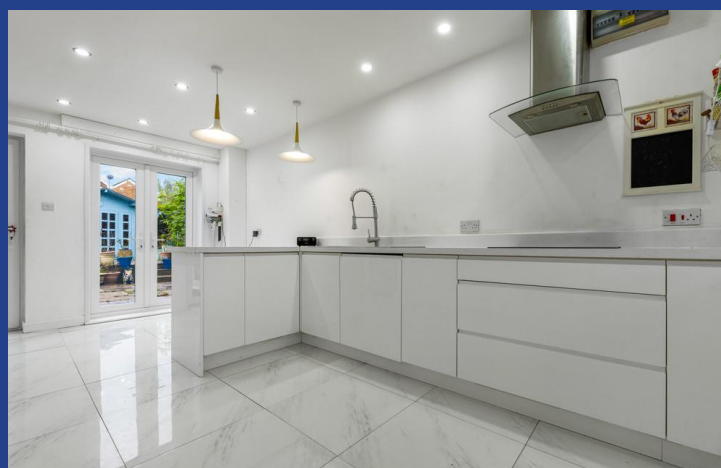
# 23 Bryn Rhosyn, Radyr, Cardiff, CF15 8RN



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£379,950**



Detached Property

3

1

2

2

# Property Description

**\*\* THREE BEDROOM DETACHED \*\* SOUGHT AFTER AND QUIET CLOSE \*\* WIDE DRIVEWAY AND GARAGE \*\*** A bright three bedroom detached family house tucked away at the head of a quiet close, being a short distance from Bryn Deri primary school, local transport links and other local amenities. Entrance hallway, spacious cloakroom, lounge opening to the conservatory, modern fitted kitchen and dining room. To the first floor are three bedrooms and a family shower room. Gas central heating, double glazing. Good sized rear garden comprising lawn and two patio areas with summer houses/storage. Wide resin driveway to the front leading to the garage. Potential to extend subject to planning consent. No Chain. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,033 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 HALLWAY

Approached via a uPVC double glazed entrance door leading to the entrance hallway. Staircase to first floor. Doors to all rooms. Radiator. Original parquet flooring underneath the carpet.

## CLOAKROOM

A sizeable cloakroom comprising low level wc, wash hand basin. Built in cupboard housing the 'Ideal' combi gas central heating boiler. Window to front. Radiator.

## LOUNGE

13' 10" x 10' 5" (4.22m x 3.19m)  
A good sized principal reception. Wall mounted modern gas fire. Double opening doors to conservatory. Radiator. Original parquet flooring underneath the carpet.

## CONSERVATORY

12' 10" x 10' 8" (3.92m x 3.27m)  
A uPVC double glazed conservatory overlooking the rear garden. French doors to rear patio. Power, lighting and radiator.

## KITCHEN

19' 5" x 11' 6" (5.93m x 3.53m)  
With units and worktops to three sides. Inset stainless steel sink with side drainer. Inset four ring induction hob with curved glass cooker hood above. Integrated oven with microwave above. Space for fridge freezer. Integrated dishwasher. Ample space for family dining table. French doors to rear garden. Window to front. Quality marble effect tiled flooring. Radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area. Two storage cupboards. Access to roof space. Doors to all rooms.

### BEDROOM ONE

10' 7" x 9' 11" (3.23m x 3.03m)  
Overlooking the entrance approach and quiet close. Wardrobe recess. Radiator.

### BEDROOM TWO

9' 10" x 8' 5" (3.02m x 2.58m)  
Overlooking the quiet close, a good sized second bedroom. Built in wardrobe with hanging rail and shelving. Additional window to side. Radiator.

### BEDROOM THREE

7' 8" x 7' 0" (2.35m x 2.14m)  
Aspect to rear. Radiator.

### FAMILY SHOWER ROOM

6' 11" x 5' 8" (2.12m x 1.73m)  
Comprising low level wc, wash hand basin and large shower cubicle with low level screen access. Extractor fan. Obscured glass window to rear. Radiator.

## OUTSIDE

### REAR GARDEN

A delightful southerly facing rear garden with modern coloured slate paved patio leading onto an area of lawn with fruit trees. Raised matching patio area with log cabin (3.75m x 2.75m) with power and lighting. At the west side area, with additional summer house (3.66m x 2.44m). Timber gate to side leading to front.

### FRONT GARDEN

Wide resin driveway to front leading to garage with additional area of plumb slate chippings.

### GARAGE

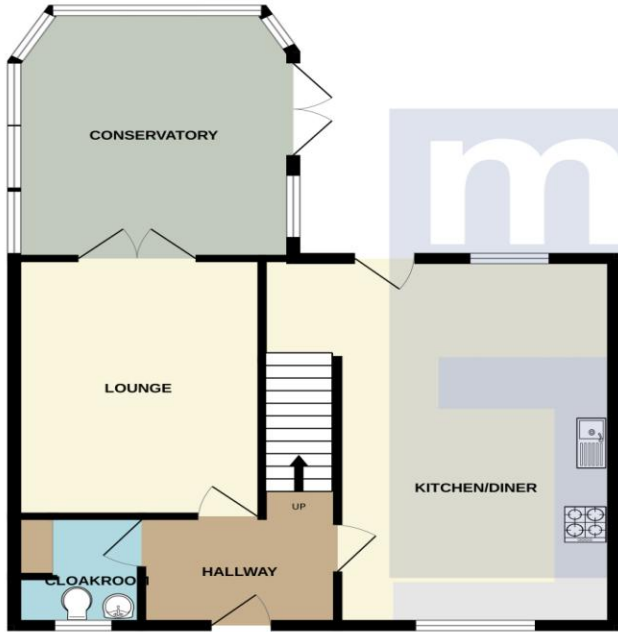
18' 5" x 8' 5" (5.63m x 2.57m)  
With up and over access door. Power, lighting and plumbing. Door to rear garden and window to rear.

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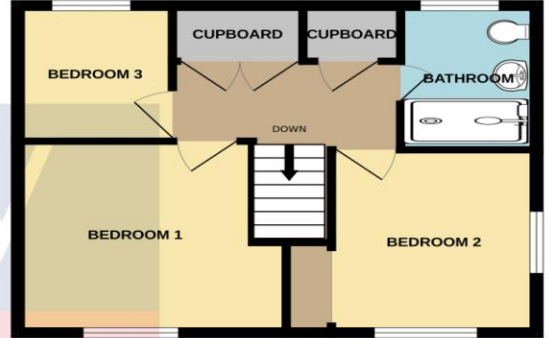


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GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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