

# 22 Plas Y Mynach, Radyr, Cardiff, CF15 8GB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



Semi-Detached Property

3

1

2

2

# Property Description

**\*\* THREE BEDROOM SEMI-DETACHED \*\* \*\* WITH SUPERB VIEWS \*\***

A well presented three bedroom semi detached property on the popular Parc Radyr Development close to Radyr village. Accommodation briefly comprises hallway, lounge, dining room, kitchen and WC/Cloakroom. To the first floor there are three bedrooms plus a family bathroom. Outside there are front and rear gardens. Garage and driveway. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 783 sq.ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Amenities include a parade of shops, restaurant, doctors and dentist surgeries, library, golf and tennis, two good primary schools and a comprehensive school, church and train station. There is also a regular bus service to and from the City Centre.

## ENTRANCE

Entered via driveway and paved pathway to the front door.

## ENTRANCE HALLWAY

Entered via uPVC double glazed door into hallway. Doors to lounge/dining and cloakroom. Radiator.

## CLOAKROOM

6' 4" x 2' 9" (1.93m x 0.84m)  
Low level WC and wall mounted wash hand basin. uPVC double glazed window to front. Radiator. Laminate wood flooring.

## LOUNGE

19' 5" (into bay) x 15' 2" (5.92m x 4.62m)  
Feature double glazed deep silled window to the front. TV and telephone points. Three radiators. Laminate flooring. Stairs to first floor.

## DINING ROOM

8' 9" x 8' 0" (2.67m x 2.44m)  
Sliding double glazed patio doors to rear. Radiator. Laminate flooring.

## KITCHEN

Appointed along three sides, a range of base and eye level units incorporating stainless steel sink unit and complementary work surfaces. Fitted electric oven, gas hob and extractor fan. Space for fridge/freezer and plumbing for washing machine. uPVC double glazed window to rear. Wall mounted gas central heating boiler.

## FIRST FLOOR

### LANDING

Access to loft. Built in storage cupboard. Airing cupboard housing hot water tank and shelving.

### BEDROOM ONE

13' 4" x 8' 10" (4.06m x 2.69m)  
Double glazed window to front with lovely views. Radiator.

### BEDROOM TWO

12' 2" x 8' 5" (3.71m x 2.57m)  
Double glazed window to the rear with superb views. Radiator.

### BEDROOM THREE

8' 10" x 6' 6" (2.69m x 1.98m)  
Double glazed window to the rear with superb views. Radiator.

### SHOWER ROOM

6' x 6' 0" (1.83m x 1.83m)  
A recently installed suite to include low level WC, pedestal wash hand basin and fitted shower unit. Extractor fan. Shaver point. uPVC double glazed obscure window to front. Radiator.

## OUTSIDE

### REAR GARDEN

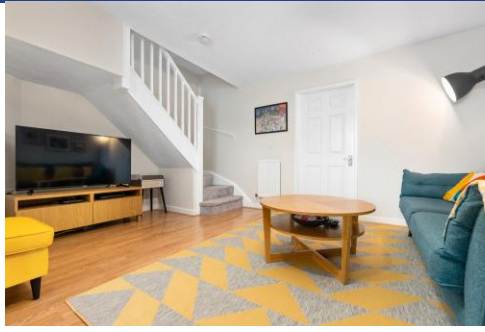
A beautifully landscaped Westerly facing rear garden laid to lawn with paved patio and gravel seating area. Garden shed. Decked terrace. Outside tap.

### GARAGE

Single garage with up and over garage door.



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GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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