

76 De Clare Drive,
Radyr, Cardiff, CF15 8FY



Estate Agents and
Chartered Surveyors

Asking Price Of

£349,950



Semi-Detached Town



Property Description

****THREE STOREY SEMI DETACHED HOUSE**
NO CHAIN **** A three storey, three bedroom semi detached house situated in the popular village of Radyr close to all local amenities. Views over the Green and park area. The accommodation comprises hallway, lounge, kitchen/breakfast room and cloakroom. To the first floor there are two bedrooms and a family bathroom with the principal bedroom and en-suite to the second floor. The property has an enclosed rear garden, single garage and driveway. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,101 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, two good primary schools and comprehensive school. There is also a train station and regular bus service to and from the City Centre. The property is situated close to Radyr woods which has numerous nature walks and footpaths near to the Taff Trail.

ENTRANCE HALLWAY

Approached via a panelled entrance door with double glazed windows to upper park leading to the spacious entrance hallway. Staircase to first floor. Laminate flooring and radiator.

CLOAKROOM

comprising low level wc, wash hand basin. Window to side. Radiator.

KITCHEN

15' 10" x 7' 11" (4.83m x 2.43m)
Appointed along two sides in woodgrain effect fronts beneath round nosed worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with oven below and cooker hood above. Integrated microwave. Integrated fridge freezer. Integrated microwave. Plumbing for washing machine. Tiled flooring. Window to front. Radiator.

LOUNGE AND DINER

14' 7" x 12' 9" (4.46m x 3.91m)
With double opening French doors to the rear garden. A good sized lounge and diner. Laminate flooring. Radiator.

FIRST FLOOR

LANDING

Quarter galleried landing with doors to two bedrooms and family bathroom. Stairs to second floor. uPVC double glazed window to front aspect with views over the Green. Radiator.

BEDROOM TWO

12' 5" x 10' 8" (3.80m x 3.26m)
Overlooking the rear garden. A good sized double bedroom. Sliding mirror fronted wardrobes to one side. Laminate flooring. Radiator.

BEDROOM THREE

10' 10" x 6' 3" (3.31m x 1.93m)
Overlooking the green to front. Laminate flooring and radiator.

FAMILY BATHROOM

6' 10" x 6' 3" (2.09m x 1.92m)
White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Swivel shower screen. Wall tiling to splash back areas. Electric shaver point. Recessed spotlights. Extractor fan. Chrome heated towel rail.

SECOND FLOOR

LANDING

Approached via an easy rising staircase leading to the second floor landing. Window to side and radiator.

BEDROOM ONE

18' 2" x 12' 9" (5.55m x 3.91m)
With four windows to rear pitched roof. A good sized principal bedroom. Built in wardrobes. Built in airing cupboard housing the hot water cylinder. Door to ensuite shower room. Radiator.

EN-SUITE

10' 3" x 9' 3" (3.134m x 2.832m)
Spacious ensuite with white suite comprising low level wc, wash hand basin, double width shower cubicle with chrome shower above. Built in storage. Window to front. Extractor fan. Electric shaver point and radiator.

OUTSIDE

REAR GARDEN

Low maintenance rear garden with large paved patio. Full enclosed. Gate to rear leading to rear driveway.

DRIVEWAY

Driveway to the rear leading to garage.

GARAGE

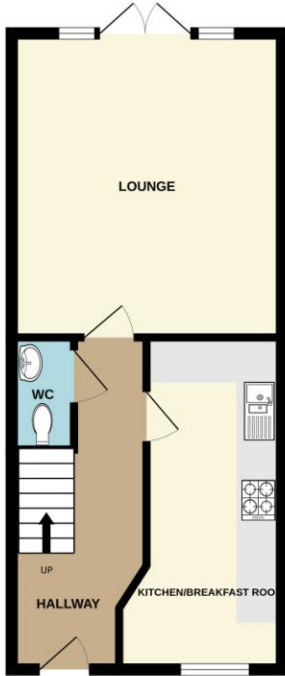
Single up and over door, light and power. uPVC double glazed door to side leading to garden.

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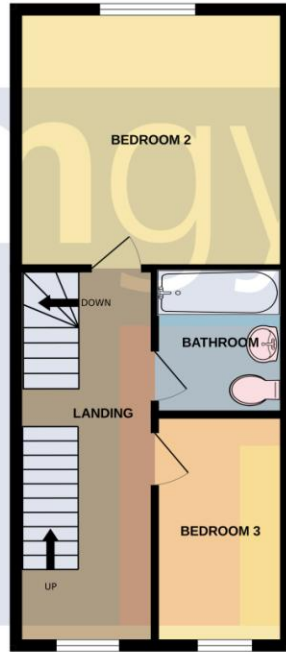


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GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 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	81 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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