

# 2 Plymouth Drive, Radyr, Cardiff, CF15 8BL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£899,950**



Detached Property

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# Property Description

**\*\* DETACHED FOUR BEDROOM FAMILY HOME IN RADYR \*\* SOUGHT AFTER LOCATION \*\* DOUBLE GARAGE \*\*** A delightful four bedroom detached family home in Radyr, located on the sought after Plymouth Drive. Spacious entrance hallway, cloakroom, large lounge, dining room, study, neat fitted kitchen and conservatory. To the first floor there are four bedrooms, principal bedroom and bedroom two with ensembles, dressing area to bedroom one and a separate family bathroom. Gas central heating. Paved & lawned rear garden, wide driveway to front leading to the double garage. No Chain. EPC Rating C

**Tenure Freehold**

**Council Tax Band H**

**Floor Area Approx 2,174 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 club, doctors and dentist surgeries, Italian 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

Superbly located in an idyllic corner position with parking for multiple vehicles. Pathway to front door and gated access to rear garden. Shrub borders and boundary fence.

## HALLWAY

17' 3" x 9' 2" (max)(5.28m x 2.80m)  
Entered via wooden door with double glazing to front. A spacious hallway with feature staircase to first floor. Doors to lounge, study, kitchen/family room, dining room and WC. Radiator. Under stair cupboard. Double glazed window to front.

## LOUNGE

22' 4" x 12' 5" (6.82m x 3.79m)  
A double aspect 22ft lounge with double glazed window to front and sliding doors to rear. Two radiators. Feature gas fireplace with wood surround and marble hearth.

## STUDY

12' 3" x 8' 9" (3.74m x 2.68m)  
Fitted shelving and storage units. Space for desk. Double glazed window to side. Radiator.

## KITCHEN/FAMILY ROOM

28' 4" x 12' 10" (8.65m x 3.92m)  
An open-plan entertaining space with doors to dining and large conservatory. The kitchen is fitted with a wide range of wooden base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Electric double fitted oven and hob with extractor fan over. Integrated fridge/freezer. Fitted larder unit. Tiled splash backs. Two radiators plus additional electric radiator. Double glazed window to rear overlooking the garden plus external door to side.

## DINING ROOM

12' 4" x 12' 3" (3.78m x 3.75m)  
Double glazed window to rear. Radiator. Door to hallway.

## CONSERVATORY

22' 9" x 12' 9" (6.95m x 3.89m)  
Double glazed windows to all aspects with door to rear garden. Two electric radiators.

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### CLOAKROOM

6' 1" x 6' 4" (1.87m x 1.94m)

Low level WC and pedestal wash hand basin. Radiator. Tiled splash backs. Double glazed window to side.

### FIRST FLOOR

#### LANDING

Half galleried landing with doors to four bedrooms and shower room. Large airing cupboard housing hot water tank plus additional stowage cupboard. Double glazed window to front. Radiator. Loft access.

### BEDROOM ONE

20' 7" x 12' 10" (6.29m x 3.92m)

The principle suite includes dressing area with fitted wardrobes to two walls, radiator, double glazed window to front and door to en-suite. The bedroom includes double glazed window to rear with views, fitted wardrobe and radiator.

### ENSUITE

9' 1" x 5' 10" (2.79m x 1.80m)

Suite comprises low level WC, bidet vanity unit with wash hand basin and fitted shower cubicle with electric shower over. Double glazed window to side. Fully tiled walls. Shaver point. Radiator.

### BEDROOM TWO

12' 9" x 12' 7" (3.90m x 3.86m)

Double glazed window to rear with views. Fitted wardrobes and chest of drawers to one wall. Radiator.

### BEDROOM THREE

12' 10" x 12' 0" (max) (3.93m x 3.68m)

Double glazed window to side. Fitted wardrobe and overhead storage. Radiator. Door to en-suite.

### ENSUITE TWO

Fully tiled walls, low level WC, pedestal wash hand basin and panelled bath with shower over. Radiator. Shaver point. Double glazed window to side.

### BEDROOM FOUR

11' 4" x 9' 3" (3.47m x 2.83m)

Double glazed window to rear with views. Fitted wardrobe and overhead storage. Radiator.

### SHOWER ROOM

7' 4" x 6' 3" (2.24m x 1.93m)

Fitted shower cubicle with electric shower over, low level WC and pedestal wash hand basin. Fully tiled walls. Double glazed window to side. Extractor fan. Radiator.

### OUTSIDE

#### REAR GARDEN

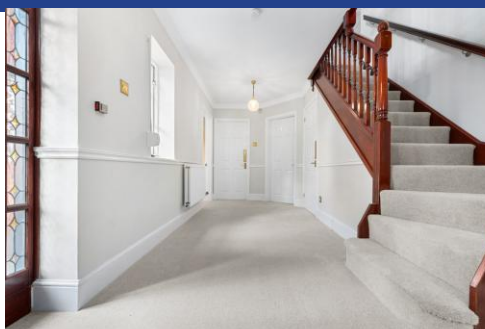
A private rear garden situated over two levels with full width paved patio area and lawn bordered by a variety of mature hedges, trees and shrubs. Boundary fence. Outside tap.

### DOUBLE GARAGE

Two up and over electric garage doors. Wall mounted gas Worcester boiler. Pedestrian door to side. Light and power. Plumbed for washing machine with sink and drainer over.



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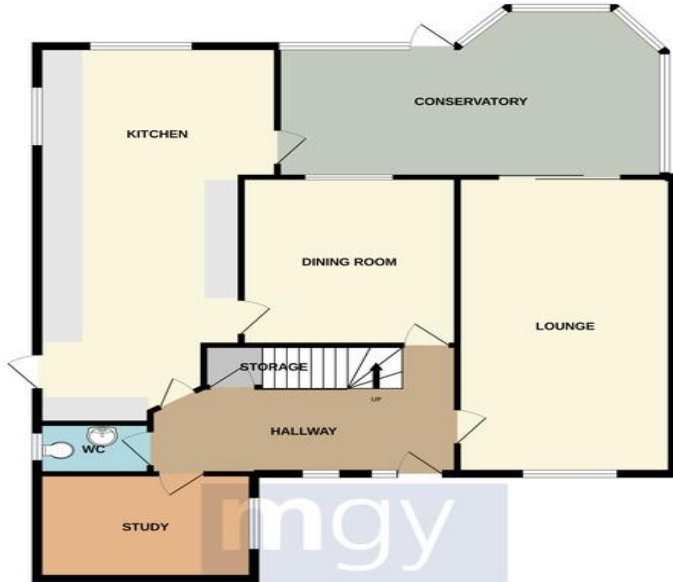
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GROUND FLOOR  
1275 sq.ft. (118.4 sq.m.) approx.



1ST FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA: 2174 sq.ft. (202.0 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		81   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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