

39 Cefn Coch,
Radyr, Cardiff, CF15 8BJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Semi Detached House

3

1

2

2

Property Description

**** THREE BEDROOM SEMI DETACHED **
GARAGE ** SOUGHT AFTER CUL DE SAC
LOCATION IN RADYR **** A bright and well maintained three bedroom semi detached family home in a sought after cul de sac location in Radyr, being a short distance from transport links and amenities. Entrance porch, cloakroom, hallway, large lounge and diner, conservatory, and neat fitted kitchen. To the first floor are three bedrooms and a family bathroom and separate wc. Gas central heating, double glazed windows. Delightful lawned and patio rear garden. Long driveway to side leading to garage with carport. EPC Rating: tbc

Tenure Freehold

Council Tax Band E

Floor Area Approx 935 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 PORCH

Approached via a uPVC entrance door leading to the inner porch. Tiled flooring. Door to hall and cloakroom.

CLOAKROOM

Comprising low level wc and wash hand basin. Full wall tiling. Tiled flooring. Window to side.

HALLWAY

A good sized entrance hallway. Staircase to first floor. Radiator. Low level storage cupboard.

LOUNGE AND DINER

23' 11" x 10' 7" (7.31m x 3.23m)

With window to front and patio doors to the conservatory. A good sized principal reception with ample space for seating and dining. Feature fireplace. Two radiators.

CONSERVATORY

9' 3" x 8' 11" (2.84m x 2.74m)

Enjoying full views of the rear garden. French door to garden. Tiled flooring.

KITCHEN

11' 10" x 8' 3" (3.61m x 2.52m)

Appointed along three sides in base and eye level worktops with laminate worktops. Inset stainless steel sink with side drainer. Space for slot in cooker. Space for fridge. Space for freezer. Plumbing for washing machine. Window to rear. Door to side leading to carport. Full wall tiling. Tiled floor. Pantry storage cupboard. Radiator.

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area.

BEDROOM ONE

11' 10" x 9' 6" (max) (3.63m x 2.92m)

Overlooking the lawned front garden and close, a good sized principal bedroom. Range of fitted wardrobes to one side. Additional built in double wardrobe with hanging rail and shelving. Radiator.

BEDROOM TWO

9' 11" x 9' 9" (3.03m x 2.99m)

Overlooking the rear garden, a second double bedroom. Radiator.

BEDROOM THREE

8' 5" x 7' 3" (2.58m x 2.23m)

Aspect to front. Radiator.

FAMILY BATHROOM

Wash hand basin and panelled bath with shower over. Obscured glass window to rear. Airing cupboard housing the ideal logic combi gas central heating boiler. Full wall tiling.

SEPARATE CLOAKROOM

Low level suite. Window to rear. Tiled flooring. Radiator.

OUTSIDE

REAR GARDEN

A delightful rear garden with paved patio and area of lawn. Various inset fruit trees including plumbs and pears. Access to side.

FRONT GARDEN

Area of lawn with driveway to side with carport over.

GARAGE

Single garage with up and over access door.

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TOTAL FLOOR AREA - 935 sq.ft. (86.9 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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EPC to be inserted here.

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