

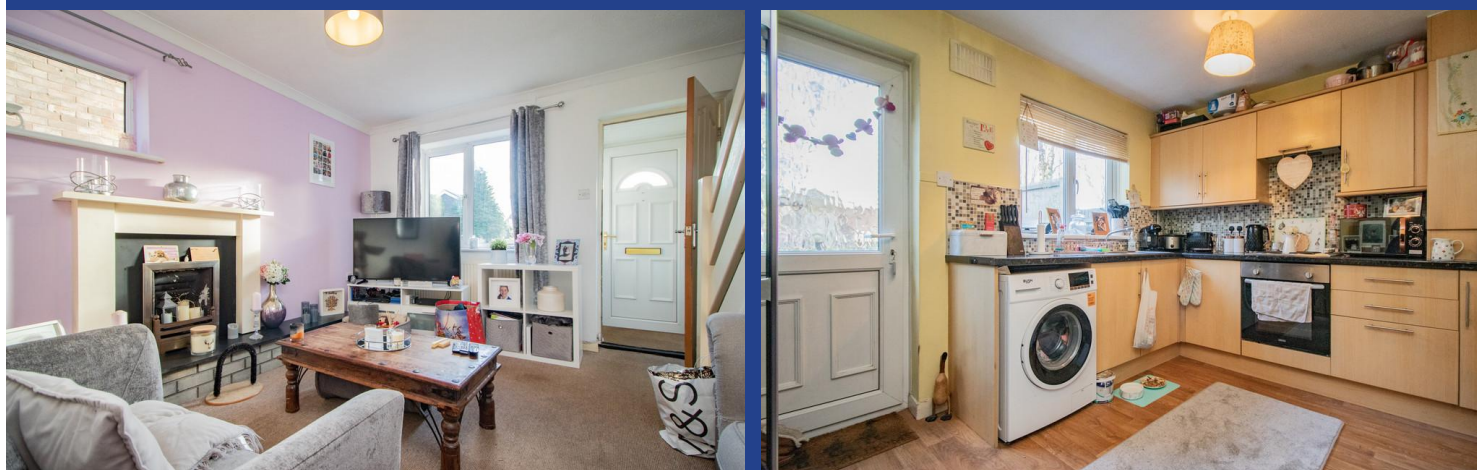
37 Bryn Derwen,
Radyr, Cardiff, CF15 8SW



Estate Agents and
Chartered Surveyors

Asking Price Of

£209,950



Semi-Detached House



Property Description

**** SEMI-DETACHED HOUSE IN QUIET CUL-DE-SAC
** IDEAL FIRST TIME BUY/INVESTMENT **** Situated in the popular residential area of Radyr close to all local amenities and well regarded schools at all levels. The property offers entrance porch, lounge, kitchen, two bedrooms and bathroom. Off road parking and a good size rear garden. Parking. Currently tenanted. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 583 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, a selection of cafes, The Radyr Tap bar, two highly regarded primary schools and comprehensive school. There is also a train station and regular bus service to and from the city centre. Nearby Morganstown village provides The Tynant Pub and Pughs Garden Village.

ENTRANCE PORCH

Approached via a uPVC entrance door leading to the inner porch, storage cupboard.

LOUNGE

12' 7" x 12' 4" (3.85m x 3.78m)
Approached via a uPVC entrance door leading to the spacious principal reception, windows to front and side, staircase to first floor, radiator.

KITCHEN/DINING ROOM

12' 4" x 9' 8" (3.78m x 2.97m)
Appointed along two sides in wood panelled fronts beneath round nosed worktop surfaces, inset stainless

steel sink with side drainer, inset four ring hob with cooker hood above and oven below, matching range of eye level wall cupboards, plumbing for washing machine, space for fridge freezer, window to rear, door to garden. Wall mounted combi gas central heating boiler, radiator. Ample space for dining table and chairs.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space.

BEDROOM ONE

12' 4" x 7' 8" (3.78m x 2.35m)
A good sized principal bedroom overlooking the rear garden. Radiator.

BEDROOM TWO

12' 5" x 6' 10" (3.79m x 2.10m)
Overlooking the entrance approach with two windows to front. Radiator.

FAMILY BATHROOM

6' 2" x 5' 4" (1.88m x 1.65m)
Suite comprising low level wc, wash hand basin, bath with shower over. Obscure glass window to side. Radiator.

OUTSIDE

A good size rear garden with a westerly aspect, comprising paved patio enclosed by timber fencing, outside tap, outside lighting. Timber gate giving access to front.

PARKING

Parking space in carpark to side.

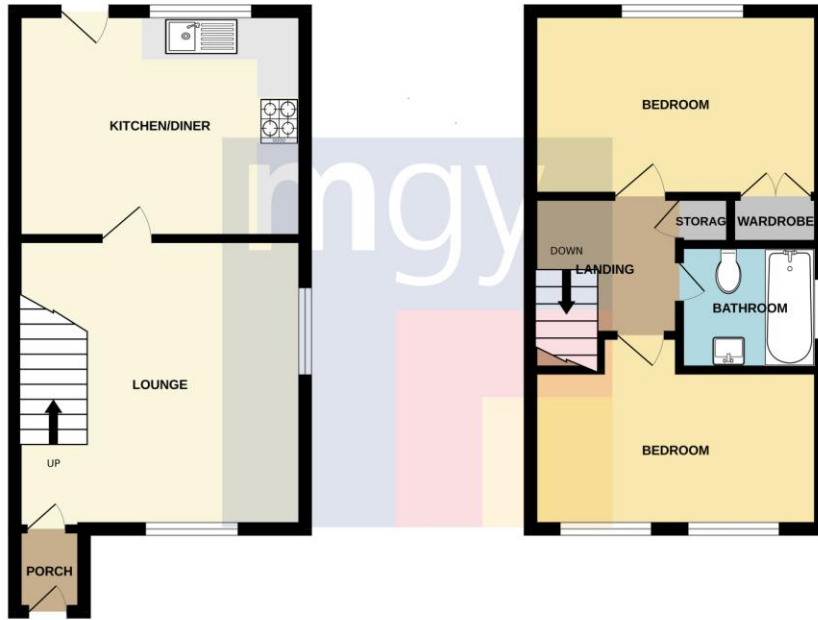
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GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA - 583 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 | | 88 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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