

14 Maes Y Llech,
Radyr, Cardiff, CF15 8GL



Estate Agents and
Chartered Surveyors

Asking Price Of

£345,000



End Of Terrace Property

3

2

3

2

Property Description

****EXTENDED TOWN HOUSE IN RADYR** REAR GARDEN AND GARAGE**** A fantastic opportunity to acquire this immaculately presented three bedroom end of terrace in Radyr. The property includes a number of extras and briefly comprises hallway/office, family room, cloakroom and kitchen/dining/family room. To the first floor lounge, master bedroom with ensuite. Second floor there are two further bedrooms and family bathroom. The property benefits from a rear garden, garage. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1163 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, Italian restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

ENTRANCE

Entered via paved pathway with shrub border, to front door.

HALLWAY/OFFICE

12' 9"(max) x 9' 7" (3.90m x 2.94m)
Entered via uPVC double glazed front door into hallway. Doors to kitchen/dining/family room, WC, and storage cupboard housing the gas central heating boiler. Laminate wood flooring. Radiator. uPVC double glazed window to front. Stairs to first floor.

KITCHEN/DINING/FAMILY ROOM

19' 9" x 12' 9" (6.03m x 3.90m)
A fantastic family space with kitchen to include a wide range of base and eye level units incorporating ceramic 'Belfast' sink and complementary oak work surfaces. Fitted electric double 'Neff' oven and gas hob with extractor hood over. Integrated fridge, freezer, dishwasher and washing machine. Tiled splash backs. Laminate wood flooring. Spotlights. Radiator.
Opening to:

FAMILY ROOM

9' 11" x 7' 8" (3.04m x 2.35m)
Feature vaulted ceiling with two double glazed velux windows, French patio doors to rear garden, and windows to both sides. Laminate wood flooring. Spotlights.

CLOAKROOM

6' 1" x 2' 9" (1.87m x 0.85m)
Low level WC and vanity enclosed wash hand basin. Radiator. Tiled splash backs. Extractor fan.

FIRST FLOOR LANDING

Doors to lounge and bedroom one. Radiator. Stairs to second floor.

LOUNGE

12' 8" x 12' 6"(max) (3.88m x 3.83m)
Two uPVC double glazed windows to front. Two radiators. Laminate wood flooring.

BEDROOM ONE

12' 10" x 9' 9" (3.93m x 2.99m)
Fitted wardrobes to one wall. Two uPVC double glazed windows to rear. Two radiators. Laminate wood flooring. Door to en-suite.

ENSUITE

6' 5" x 6' 2" (1.97m x 1.89m)
Low level WC, vanity enclosed wash hand basin and fitted shower cubicle with mixer shower over. Tiled splash backs. Ladder radiator. Extractor fan.

SECOND FLOOR LANDING

Doors to two bedrooms and bathroom. Loft access.

BEDROOM TWO

12' 9" x 11' 6" (3.91m x 3.53m)
uPVC double glazed window to front. Laminate wood flooring. Fitted wardrobe and storage cupboard housing the hot water tank. Radiator.

BEDROOM THREE

12' 11" x 8' 3" (3.94m x 2.53m)
Vaulted ceiling with double glazed velux window to rear offering lovely outlook towards Castell Coch. Radiator. Fitted wardrobe.

BATHROOM

6' 4" x 5' 6" (1.95m x 1.68m)
The suite comprises; low level WC, vanity enclosed wash hand basin and panelled bath with electric shower and glass screen. Tiled splash backs. Ladder radiator.

OUTSIDE

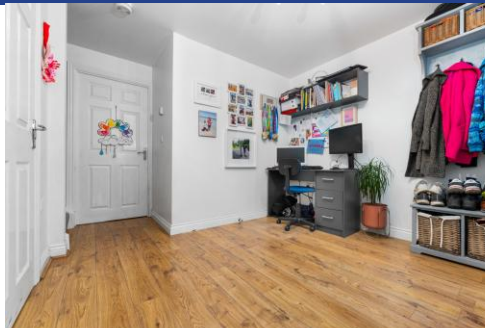
REAR GARDEN

An enclosed rear garden with artificial lawn and border. Boundary fence. Gated access to side. Outside tap.

GARAGE

A single up and over garage door.

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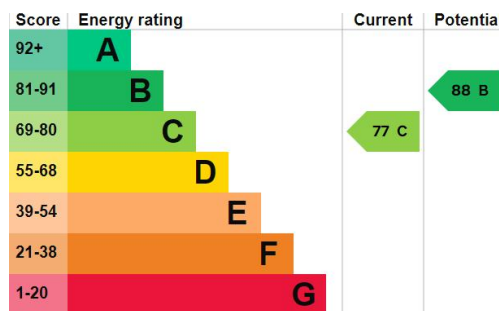


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TOTAL APPROX. FLOOR AREA 1'63 SQ.FT. (108.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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