

25 Woodfield Avenue,

Radyr, Cardiff, CF15 8EF



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



Semi-Detached House

3

1

1

2

Property Description

**** THREE BEDROOM SEMI DETACHED **
SOUGHT AFTER LOCATION ****

A bright and spacious semi-detached family home in the sought after location of Radyr. Entrance porch, entrance hallway, lounge with sliding doors to dining room, kitchen. To the first floor there are three bedrooms and a family bathroom. Gas central heating. Delightful rear garden and lawned garden to front. Long driveway leading to the garage.

EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,027 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 Motorway.

ENTRANCE PORCH

Patio door to front and tiled flooring.

ENTRANCE HALLWAY

Approached via a wood front door with obscure glass window to upper and lower part, staircase to first floor, understairs recess and radiator.

LOUNGE

13' 1" x 13' 1" (4.01m x 4.01m)
With large picture window to front, spacious principal reception, wood flooring, radiator and double sliding doors to dining room.

DINING ROOM

10' 5" x 10' 1" (3.20m x 3.08m)
With double opening French doors to the rear garden, wood block flooring and radiator. Door to kitchen.

KITCHEN

16' 9" x 10' 0" (5.11m x 3.05m)
With units and worktops to three sides, inset sink with side drainer, inset four ring hob with extractor hood above, pantry storage cupboard, plumbing for washing machine, wall mounted combi gas central heating boiler, door to rear garden and two windows to rear. Window to side. (Please note the integrated oven is no longer in working order).

FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the central landing area, window to side and access to roof space.

BEDROOM ONE

13' 2" x 11' 6" (4.03m x 3.52m)
Overlooking the quiet close, fitted wardrobes and radiator.

BEDROOM TWO

13' 5" x 10' 6" (4.10m x 3.21m)
Overlooking the rear garden, built out wardrobe and radiator.

BEDROOM THREE

8' 11" x 8' 7" (2.74m x 2.62m)
Aspect to front, radiator.

FAMILY BATHROOM

6' 10" x 6' 8" (2.10m x 2.04m)
Comprising wash hand basin, low level W.C, panelled bath with shower above, obscure glass window to rear, wall tiling to splash back areas and radiator.

OUTSIDE

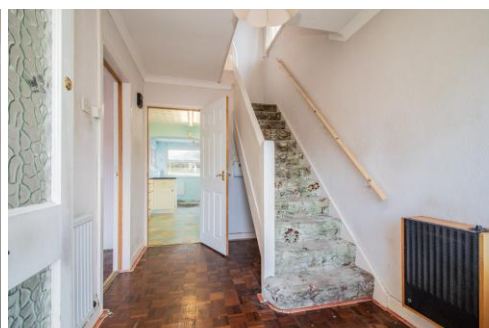
Rear garden- Patio area leading onto an area of lawn with rear beds of plants and shrubs.

Front garden - Lawned front garden.
Long driveway leading to garage.

GARAGE

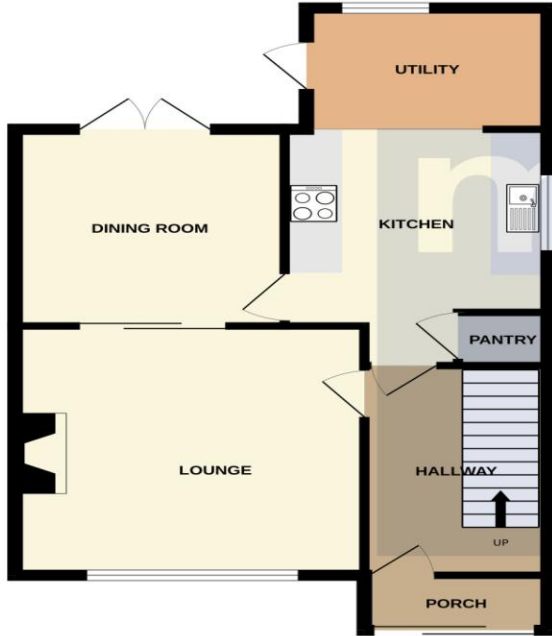
Single garage with up and over access door, window to side.

25 Woodfield Avenue,
Radyr, Cardiff, CF15 8EF

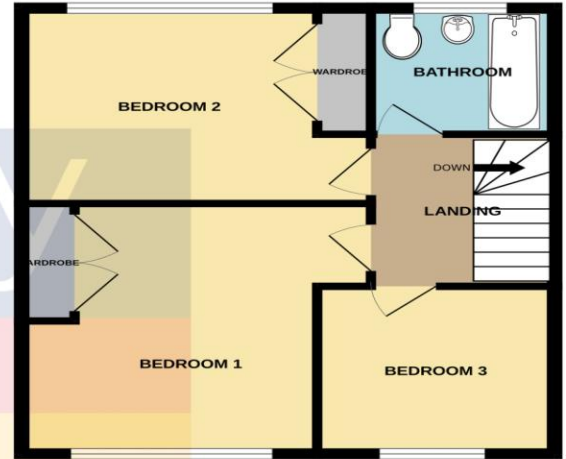


25 Woodfield Avenue, Radyr, Cardiff, CF15 8EF

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

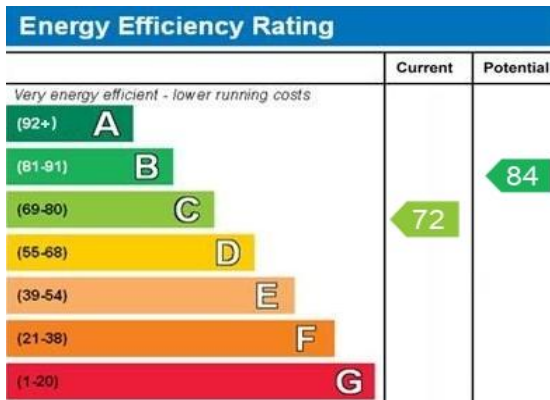


1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 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.
Made with Metropix ©2024



Radyr 029 2084 2124

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



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.