

16 Clos Harry Corner,

Radyr, Cardiff, CF15 8GR



Estate Agents and
Chartered Surveyors

Asking Price Of

£385,000



Semi-Detached House

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Property Description

**** MODERN THREE BEDROOM SEMI ** SOUTH WEST FACING REAR GARDEN **** A bright and spacious, modern bay fronted Bellway built 'Shipton' style three bedroom semi detached family house in the popular area of Radyr, close to local amenities. Entrance hallway, bay fronted lounge, spacious kitchen breakfast room with silestone work top surfaces and integrated appliances. To the first floor there are three good sized bedrooms, ensuite shower room to bedroom one and a separate family bathroom. Gas central heating, quality Herringbone 'Noble Oak' style Amtico flooring throughout the ground floor and 'Cloud 9' carpet on the stairs, landing & bedrooms. South west facing rear garden laid mainly to lawn. Long driveway to side. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 962 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 HALLWAY

Approached via a composite front door with double glazed obscure glass window to upper part leading to the spacious entrance hallway, quality herringbone style amtico flooring, radiator and staircase to first floor.

CLOAKROOM

Modern white suite comprising low level W.C, wash hand basin, herringbone style amtico flooring, wall tiling to half height, extractor fan and radiator.

LOUNGE

14' 1" x 12' 9" into bay (4.31m x 3.89m)
An excellent sized bay fronted lounge, quality herringbone amtico flooring and radiator.

KITCHEN/DINER

18' 5" x 11' 4" (5.63m x 3.47m)
Well appointed along three sides with silestone worktops and shaker style panelled fronts below, inset 1.5 bowl with worktop side drainer, inset four ring gas hob with cooker hood above, silestone splashback behind hob and silestone upstand along remaining splashback, integrated dishwasher with matching front, integrated oven, integrated fridge freezer with matching front, integrated washing machine with matching front, matching range of eye level wall cupboards, under stairs utility cupboard with space for tumble dryer. Concealed ideal logic combi gas central heating boiler, recessed spotlights, window to rear, french doors to rear garden, ample space for large family dining table, quality herringbone style amtico flooring and two radiators.

FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the spacious first floor landing, large over stairs linen storage cupboard, access to roof space and radiator.

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BEDROOM ONE

12' 7" x 11' 1" (3.86m x 3.39m)

An excellent sized principal bedroom with aspect to front, radiator and door to ensuite.

EN-SUITE SHOWER ROOM

6' 5" x 5' 6" (1.98m x 1.68m)

Modern white suite comprising low level W.C, wash hand basin, shower cubicle with Mira shower above, wall tiling to splash back areas, exactor fan, window to front and radiator.

BEDROOM TWO

8' 6" x 10' 2" (2.60m x 3.11m)

Overlooking the delightful rear garden, a second double bedroom, radiator.

BEDROOM THREE

10' 7" x 8' 0" max (3.25m x 2.44m)

Aspect to rear, a good sized third bedroom, radiator.

FAMILY BATHROOM

8' 5" x 5' 6" (2.57m x 1.68m)

Quality white suite comprising low level W.C, wash hand basin, panelled bath with Mira shower above, wall tiling to splash back areas, extractor fan and radiator.

OUTSIDE

Rear Garden

A delightful south west facing rear garden, laid mainly to lawn with paved patio relaxation area, enclosed by timber lap fencing with gate to side driveway. Outside tap, outside lighting. Timber shed to remain.

Front garden

Paved pathway and steps to front door, small area of lawn, long driveway to side.

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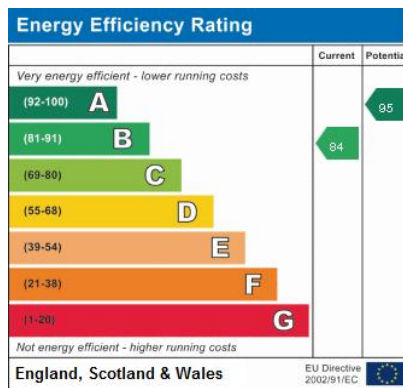
GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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.
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Radyr 029 2084 2124

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



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