

68 De Clare Drive,
Radyr, Cardiff, CF15 8FY



Estate Agents and
Chartered Surveyors

Asking Price Of

£350,000



Mid Terraced Town House

3

2

3

2

Property Description

**** RARELY AVAILABLE ** THREE DOUBLE BEDROOMS ** VIEWS OVER GREEN ** SINGLE GARAGE & PARKING **** A popular three double bedroom mid terraced town house overlooking the green on the Radyr Sidings development, close to village amenities and highly regarded schools. The accommodation briefly comprises entrance hallway, study, kitchen/dining/family room and Cloakroom. To the first floor is the master bedroom with en-suite and the lounge and to the second floor are two double bedrooms and family bathroom. Gas central heating. Landscaped rear garden. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1139 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 HALLWAY

12' 9" x 3' 4" (3.90m x 1.02m)

Entered via double glazed front door into hallway. Doors to study, kitchen/dining/family room and WC. Storage cupboard housing gas central heating boiler. Radiator. Stairs to first floor. Laminate wood flooring.

KITCHEN/DINING/FAMILY ROOM

19' 9" x 12' 9" (6.04m x 3.91m)

The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Space for fridge/freezer, dishwasher and washing machine. Tiled flooring and splash backs. Open to dining/family room with laminate wood flooring, radiator and French patio doors to rear garden.

STUDY

9' 4" x 6' 1" (2.85m x 1.87m)

uPVC double glazed window to front overlooking the green. Radiator.

CLOAKROOM

6' 2" x 2' 9" (1.89m x 0.85m)

Low level WC, vanity enclosed wash hand basin. Tiled flooring. Radiator. Extractor fan.

FIRST FLOOR

LANDING

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

LOUNGE

12' 11" x 12' 6" (3.94m x 3.82m)

Two uPVC double glazed windows to front overlooking the green. Two radiators.

BEDROOM ONE

12' 11" x 9' 11" (3.94m x 3.04m)

Two uPVC double glazed windows to rear. Two radiators. Door to en-suite.

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EN-SUITE

6' 5" x 6' 1" (1.97m x 1.87m)

The suite comprises low level WC, vanity enclosed wash hand basin and double shower cubicle with mixer shower over. Tiled splash backs and flooring. Extractor fan. Ladder radiator.

SECOND FLOOR

LANDING

Doors to two double bedrooms and family bathroom, all with high ceiling. Loft access.

BEDROOM TWO

12' 11" x 12' 7" (3.95m x 3.86m)

Two uPVC double glazed windows to front with pleasant views. Two radiators. Airing cupboard.

BEDROOM THREE

12' 11" x 9' 10" (3.94m x 3.02m)

Two uPVC double glazed windows to rear. Two radiators.

BATHROOM

6' 4" x 5' 6" (1.95m x 1.68m)

A white suite to include low level WC, vanity enclosed wash hand basin and panelled bath with shower attachment. Tiled splash backs and flooring. Ladder radiator. Extractor fan.

OUTSIDE

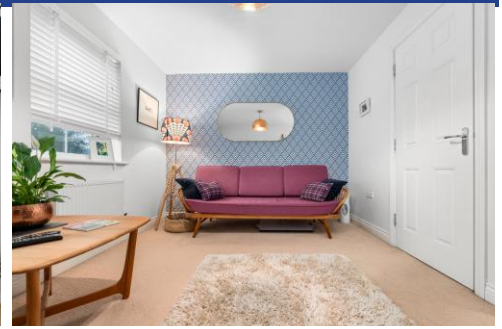
REAR GARDEN

Landscaped with artificial lawn, paved patio and shrub borders. Boundary fence with gate to parking space and single garage.

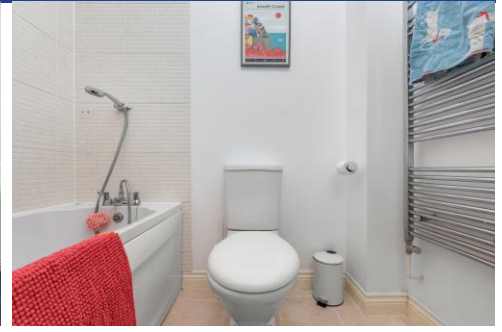
SINGLE GARAGE

An up and over garage door. One parking space in front.

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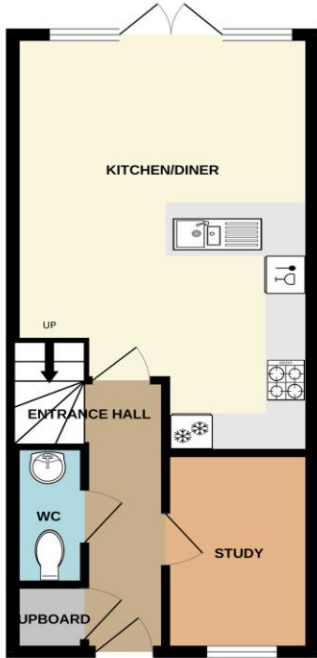


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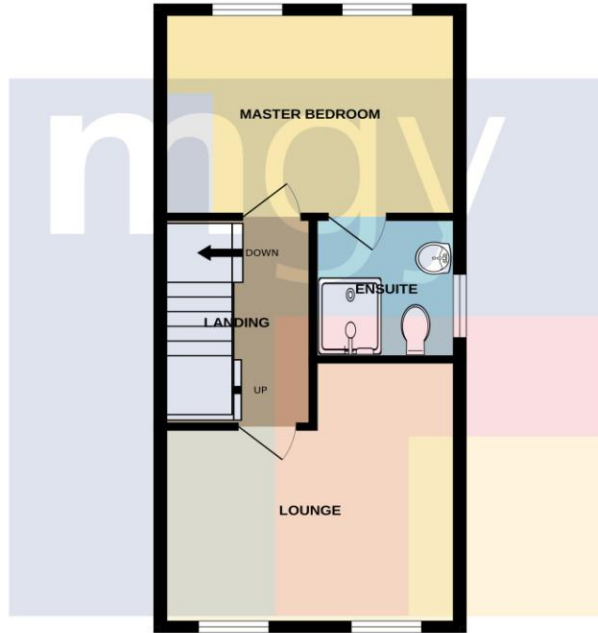


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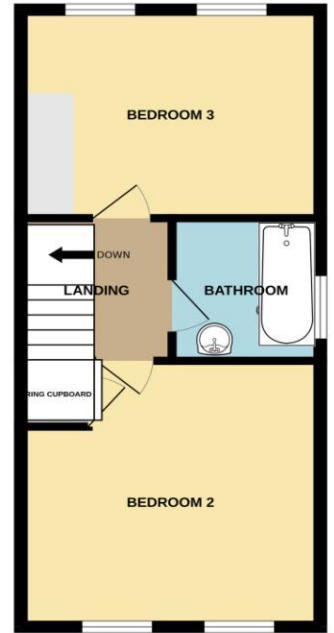
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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Score	Comparative	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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