

21 Junction Terrace, Radyr, Cardiff, CF15 8ED



Estate Agents and
Chartered Surveyors

Asking Price Of

£395,000



End of Terrace Property



Property Description

**** FOUR BEDROOM END OF TERRACE TOWN HOUSE WITH GARAGE AND PARKING ** NO CHAIN ****

A beautifully presented four bedroom end of terrace townhouse in the sought after area of Radyr, close to Radyr train station and local amenities. Entrance hallway, cloakroom, spacious lounge with gas fire, double doors to garden room, modern fitted 'Wren' kitchen with integrated appliances. To the first floor are three bedrooms and a family bathroom. To the second floor is a principal bedroom with modern ensuite bathroom. Gas central heating. Double glazing. Delightful landscaped gardens front and rear. Driveway and garage to rear. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,234 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, optician, restaurant, two good primary schools and comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE HALLWAY

Approached via a newly fitted composite entrance door leading to the entrance hallway. Staircase to first floor. Under stairs storage cupboard. Amtico flooring. Radiator.

CLOAKROOM

Comprising low level wc, wash hand basin. Tiled splash back. Window to front. Radiator.

LOUNGE

16' 2" x 11' 6" (4.95m x 3.52m)

A good sized principal reception with window to rear. A delightful cast iron wood burning effect gas fire with granite hearth. Radiator. Double doors to garden room.

GARDEN ROOM

10' 7" x 8' 0" (3.24m x 2.44m)

Overlooking the rear garden with pitched roof. Amtico flooring.

KITCHEN AND DINER

15' 1" x 9' 4" (into bay)(4.61m x 2.86m)

A modern fitted 'Wren' kitchen well appointed along three sides in blue handleless fronts beneath composite worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated oven and microwave. Integrated fridge freezer. Integrated slim line dishwasher. Integrated fridge freezer. Tiled splash back. Ample space for family dining table. Bay fronted window. Amtico flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Large storage cupboard. Airing cupboard with radiator. Staircase to first floor.

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BEDROOM TWO

10' 4" x 9' 5" (3.16m x 2.89m)

Overlooking the entrance approach, a good sized double bedroom. Built in double wardrobe. Radiator.

BEDROOM THREE

11' 3" x 9' 5" (3.44m x 2.88m)

Overlooking the rear garden, a further double bedroom. Built in double wardrobe. Radiator.

BEDROOM FOUR

7' 7" x 6' 6" (2.33m x 1.99m)

Aspect to rear. Radiator.

FAMILY BATHROOM

6' 5" x 5' 6" (1.98m x 1.70m)

White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Tiled splash back. Obscured glass window to front. Electric shaver point. Extractor fan. Radiator.

SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the second floor. Door to bedroom one.

BEDROOM ONE

20' 10" x 10' 7" (6.37m x 3.25m)

An excellent sized principal bedroom with windows to front and rear. Built in double wardrobe. Access to roof space. Two radiators. Door to ensuite.

ENSUITE BATHROOM

8' 10" x 8' 2" (max)(2.70m x 2.50m)

Modern white suite comprising low level wc, wash hand basin, p-shaped bath with chrome shower above. Swivel glass shower screen. Tiling to splash back areas. Obscured glass window to rear. Electric shaver point. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

Beautifully landscaped rear garden comprising paved patio leading to an upper area of artificial lawn. Side access and rear access leading to driveway and garage. Garden lighting. Outside tap. External power point.

FRONT GARDEN

With delightful beds of plants and shrubs to front with low level brick wall and entrance gate leading to a paved pathway to front door. Timber gate to side.

GARAGE

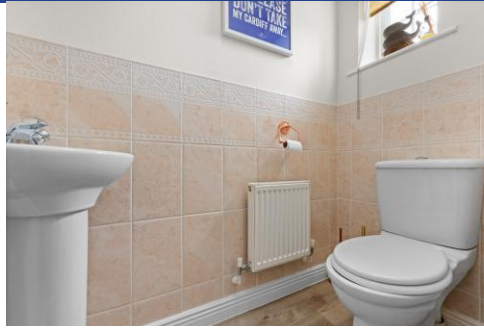
16' 6" x 8' 4" (5.04m x 2.55m)

With up and over access door. Allocated off road parking space in front of garage.

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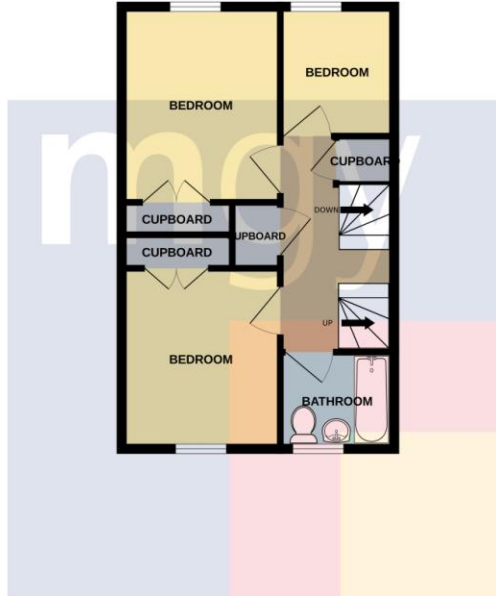


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GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 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	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 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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