

16 Lon Y Pererinion,
Radyr, Cardiff, CF15 8HG



Estate Agents and
Chartered Surveyors

Asking Price Of

£379,950



Semi_Detached Property

3

2

3

1

Property Description

**** MODERN THREE BEDROOM SEMI **
BEAUTIFULLY LANDSCAPED REAR GARDEN ** A**

bright and spacious, modern Bellway built 'Shipton' style three bedroom semi detached family house in the popular area of Radyr, close to local amenities. Entrance hallway, lounge, spacious kitchen breakfast room with integrated appliances. To the first floor there are three good sized bedrooms, ensuite shower room to bedroom one and a separate family bathroom with shower over bath. Gas central heating, double glazing. Landscaped rear garden with porcelain tiled patio and lawn. Long driveway to side. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 950 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, catchment to two highly regarded primary schools in Radyr Primary, Bryn Deri, and Radyr Comprehensive School (we advise you to make your own enquiry into this). 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 LVT flooring, radiator and staircase to first floor.

CLOAKROOM

Modern white suite comprising low level W.C, wash hand basin, LVT flooring, wall tiling to splash back areas. Obscured glass window to side. Radiator

LOUNGE

14' 1" x 11' 1" (4.31m x 3.40m)
An excellent sized reception with large window to front. Radiator.

KITCHEN/DINER

18' 6" x 11' 5" (5.64m x 3.49m)
Well appointed along three sides with

high gloss grey fronts and worktops above. Inset 1.5 bowl with side drainer, inset four ring gas hob with cooker hood above, chrome splashback behind hob and worktop 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. Concealed ideal logic combi gas central heating boiler, window to rear, french doors to rear garden, ample space for large family dining table, quality LVT 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 boarded roof space with lighting and shelves, drop down ladder. Radiator.

BEDROOM ONE

12' 7" x 11' 1" (3.85m x 3.40m)
An excellent sized principal bedroom with aspect to front, radiator and door to ensuite.

ENSUITE SHOWER ROOM

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

BEDROOM TWO

10' 1" x 8' 7" (3.09m x 2.62m)
Overlooking the delightful rear garden, a second double bedroom, radiator.

BEDROOM THREE

10' 9" x 8' 0" (3.30m x 2.44m)
Aspect to rear, a good sized third bedroom, radiator.

FAMILY BATHROOM

8' 5" x 5' 6" (2.57m x 1.69m)
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, obscured glass window to side. Radiator.

OUTSIDE

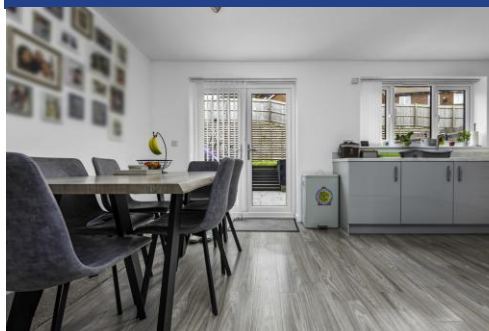
REAR GARDEN

A beautifully landscaped rear garden comprising large porcelain tiled patio leading onto an upper lawned tier with further loose bark chippings area. Enclosed by timber lap fencing. Timber gate to driveway.

FRONT GARDEN

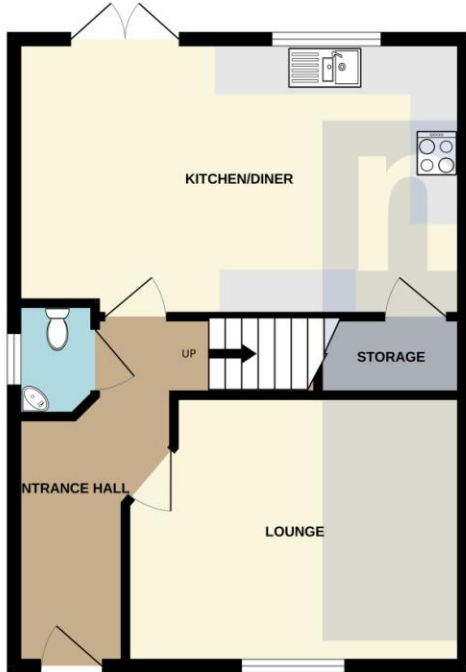
Paved pathway and steps to front door, small area of lawn with hedgerow screening, long driveway to side. Timber gate to rear garden.

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GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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