

59 Heol Cynwrig,

Cardiff, CF5 2DB

Asking Price Of

£350,000



Estate Agents and
Chartered Surveyors



Semi-Detached Property



Property Description

**** BEAUTIFULLY PRESENTED MODERN THREE BEDROOM FAMILY HOME **** An exceptionally beautifully presented end link 'Afon Teifi' style Redrow built family home, in a popular location being a short distance from transport links and amenities. Entrance hallway, cloakroom, large lounge, spacious kitchen and diner with integrated appliances. To the first floor are three good sized bedrooms, principal with ensuite shower room and a separate family bathroom with bath and shower. Gas central heating, double glazing. Lawned rear garden, two car side by side driveway to front. The property also benefits from upgrades including Amtico flooring, luxury wool carpets, porcelanosa tiles and custom made fitted blinds. EPC rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 945 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

Plasdwr, near to Danescourt, a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentists surgeries, a child's play area, public house, train station and convenient bus routes. The area also boasts its own excellent primary school and falls within the catchment area for Radyr Comprehensive School.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Door to cloakroom and lounge. Radiator. Quality Herringbone effect 'Amtico' flooring.

CLOAKROOM

Quality white suite comprising low level wc, wash hand basin. Tiled splashback. Extractor fan. Recessed spotlights. Radiator. Quality Herringbone effect 'Amtico' flooring.

LOUNGE

17' 4" x 12' 1" (5.29m x 3.70m)
With large picture window to front, an excellent sized reception. Under-stairs storage cupboard. Staircase to first floor. Radiator.

KITCHEN AND DINER

16' 0" x 11' 6" (4.90m x 3.53m)
Well appointed along three sides in woodgrain effect finish fronts with chrome bar handles beneath wood grain worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset 4 ring 'AEG' gas hob with curved glass extractor hood above and

stainless steel splash back. Integrated 'AEG' oven and grill. Plumbing for washing machine. Integrated fridge freezer and integrated dishwasher. Ample space for large family dining table. Double opening french doors to rear garden. Window to rear. Quality herringbone effect 'Amtico' flooring. Recessed spotlights. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Large airing cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator. Window to side.

BEDROOM ONE

10' 4" x 10' 1" (3.15m x 3.09m)
Overlooking the delightful lawned rear garden, a good sized principal bedroom. Fitted 'Hammonds' wardrobes with sliding doors. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle with folding door and chrome shower. Electric shaver point. Extractor fan. Recessed spotlights. Obscured glass window to front. Wall tiling to splash back areas, matching tiled floors. Chrome heated towel rail.

BEDROOM TWO

9' 1" x 8' 7" (2.77m x 2.62m)
Overlooking the entrance approach, a second double bedroom. Built in 'Hammonds' wardrobes with sliding doors. Radiator.

BEDROOM THREE

9' 1" x 7' 2" (2.77m x 2.19m)
Aspect to front, a good sized third bedroom. Radiator.

FAMILY BATHROOM

6' 10" x 5' 6" (2.10m x 1.69m)
Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel shower screen. Quality marble effect floor and wall tiling. Extractor fan. Electric shaver point. Chrome heated towel rail. Recessed spotlights.

OUTSIDE

REAR GARDEN

Enjoying a south westerly facing aspect with paved patio leading onto an area of lawn. Enclosed by timber fencing. Timber storage shed. Gate to side access. Outside light. Outside tap.

FRONT GARDEN

Area of park and inset shrubs. Paved pathway to side gate. Double side by side driveway.

ADDITIONAL INFORMATION

Service Charge £208 per annum payable when site is completed.

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GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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