

79 Tangmere Drive,
Radyr Way, Cardiff, CF5 2PQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£175,000



Mid Terraced Property



Property Description

**** ONE BEDROOM MID TERRACE PROPERTY ** NO CHAIN ** PATIO AND LAWNED REAR GARDEN **** A delightful one bedroom mid terrace family home in a sought after location close to local amenities and transport links. Entrance porch, open plan lounge and kitchen/diner. To the first floor is a double mezzanine style bedroom with fitted wardrobe and a shower room. Gas central heating. Patio and lawned rear garden. NO CHAIN. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 512 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

This property is situated in a much sought after residential area and well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, train station and regular bus services to the City Centre and surrounding areas. There is also a leisure Centre close by which offers a variety of sporting facilities.

ENTRANCE

Approached via a uPVC entrance door leading to the entrance porch. Tiled flooring. Opening to lounge.

LOUNGE

14' 3" x 12' 1" (4.35m x 3.70m)
With window to front. Staircase to first floor. Radiator. Opening to kitchen and diner.

KITCHEN/DINER

14' 3" x 9' 9" (4.35m x 2.98m)
With units and worktops to three sides. Inset stainless steel sink. Window to rear. Ample space for large dining table. Door to rear garden. Radiator.

FIRST FLOOR

Approached via an easy rising staircase leading to the open plan galleried first floor bedroom. Storage cupboard.

BEDROOM

11' 2" x 9' 3" (3.42m x 2.84m)
A delightful mezzanine style bedroom overlooking the rear garden. Fitted wardrobe with sliding mirrored fronts. Radiator.

SHOWER ROOM

6' 0" x 5' 7" (1.83m x 1.71m)
Comprising low level wc, wash hand basin, disability style shower with chrome shower. Tiled splashback. Window to rear. Radiator. Electric shaver point.

OUTSIDE

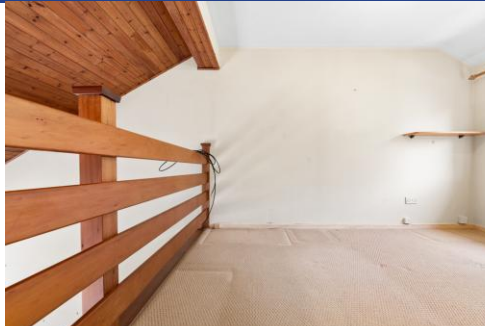
REAR GARDEN

Keyblock paved patio leading onto an area of lawn. Outside tap.

FRONT GARDEN

With driveway to front. Paved pathway and area of decorative stones. Small timber storage shed.

79 Tangmere Drive,
Radyr Way, Cardiff, CF5 2PQ



79 Tangmere Drive, Radyr Way, Cardiff, CF5 2PQ

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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.
Made with Metropix ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	69 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



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.