

93 Dan-y-bryn Avenue,

Radyr, Cardiff, CF15 8DQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



Ground Floor Maisonette

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Property Description

**** MODERN TWO BEDROOM GROUND FLOOR MAISONETTE ** PRIVATE GARDEN & DOUBLE GARAGE**

****** A bright and well proportioned two bedroom ground floor purpose built maisonette situated in the sought after area of Radyr, being a short distance from Radyr Golf Club, other local amenities and transport links. The property comprises; hallway, inner hallway, lounge, dining room, kitchen, two double bedrooms and bathroom. Outside there is a private garden to the front, garage and parking space. EPC Rating: C

Tenure Leasehold

Council Tax Band C

Floor Area Approx 982 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 dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE

Paved pathway via front garden to side entrance. Steps down to rear double garage. Gated access to front garden.

HALLWAY

3' 6" x 3' 4" (1.07m x 1.02m)
Entered via uPVC double glazed front door into hallway. Door to storage cupboard, glazed door to inner hallway.

INNER HALLWAY

15' 8"(max) x 7' 1"(max) (4.80m x 2.17m)

Doors to lounge, dining room, two bedrooms and bathroom. Radiator. Fitted cloaks cupboard.

LOUNGE

15' 10" x 12' 10" (4.84m x 3.93m)
uPVC double glazed windows and door to enclosed front garden. Radiator.

DINING ROOM

13' 9" x 8' 11" (4.21m x 2.74m)
Double glazed window to rear. Radiator. Opening to kitchen.

KITCHEN

11' 2" x 7' 3" (3.41m x 2.23m)
A neat kitchen fitted with a range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven and gas hob with extractor fan over. Integrated fridge/freezer. Space for dishwasher and washing machine. Tiled splash backs and flooring. Double glazed window to rear with views.

BEDROOM ONE

15' 10" x 11' 11" (4.83m x 3.65m)
Fitted wardrobe. Radiator. uPVC double glazed windows and door to front garden.

BEDROOM TWO

15' 3"(max) x 11' 11" (4.66m x 3.64m)
Fitted wardrobes to one wall. uPVC double glazed windows to side and rear. Radiator.

BATHROOM

9' 6" x 9' 5" (2.91m x 2.88m)
Low level WC, vanity enclosed wash hand basin, panelled bath and fitted shower cubicle. Tiled walls and flooring. Spotlights. Extractor fan. Radiator. Airing cupboard housing radiator and shelving.

OUTSIDE

FRONT GARDEN

An enclosed, landscaped front garden to include a range of mature hedges. Paved patio. Boundary fence.

DOUBLE GARAGE

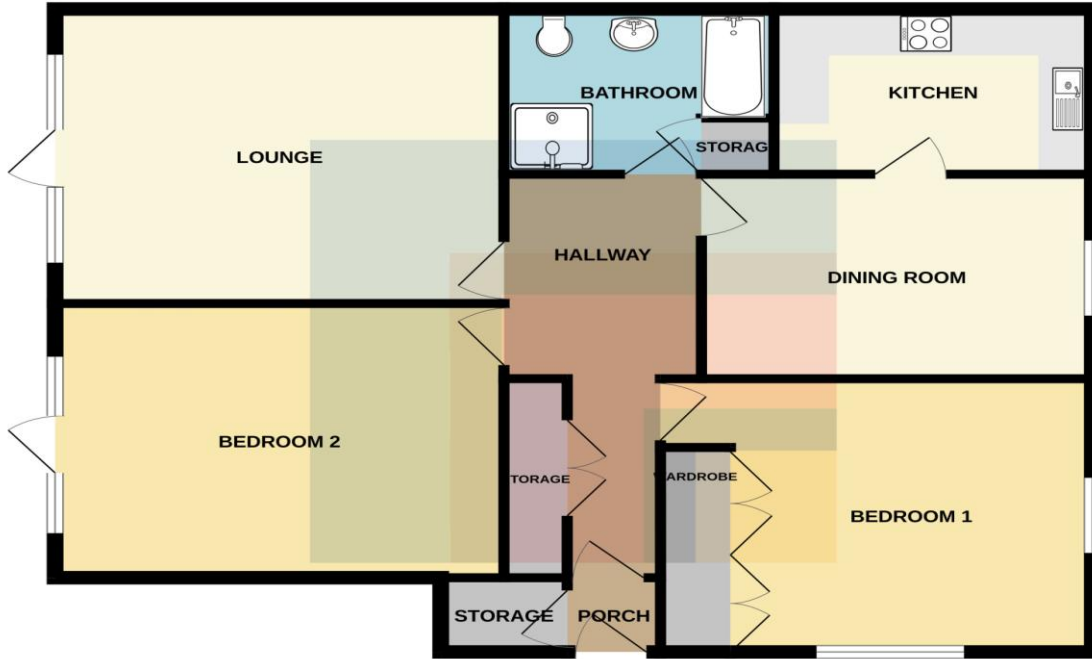
An electric up and over door. Light and power. Water supply. Wall mounted gas central heating boiler.

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GROUND FLOOR
982 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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