

Tangmere Drive,
Radyr Way, Cardiff, CF5 2PJ



Estate Agents and
Chartered Surveyors

£215,000



End Terraced House

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Property Description

**** IDEAL FIRST TIME BUY ** NO CHAIN ** MGY** are pleased to offer this two bedroom end terrace property situated in a convenient location within Radyr Way, close to Llandaff, Danescourt and Radyr village. The accommodation briefly comprises; entrance hallway, lounge/diner, kitchen, two bedrooms and bathroom. Spacious garden. Driveway with parking. EPC: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 481 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 HALLWAY

Entered via uPVC double glazed front door into hallway. Door to lounge/diner, opening to kitchen.

LOUNGE/DINER

14' 0" x 12' 0" (4.29m x 3.68m)
uPVC double glazed French patio doors to side garden. Radiator. Stairs to first floor.

KITCHEN

10' 2" x 5' 2" (3.10m x 1.60m)
Fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor fan over. uPVC double glazed windows to front and

side. Space for fridge/freezer, washing machine and dishwasher.

FIRST FLOOR

LANDING

Doors to two bedrooms and bathroom. Loft access.

BEDROOM ONE

10' 5" x 8' 11" (3.20m x 2.72m)
Fitted wardrobes. uPVC double glazed window to side. Radiator.

BEDROOM TWO

8' 7" x 7' 4" (2.62m x 2.24m)
uPVC double glazed window to side. Radiator.

BATHROOM

A white suite comprising low level WC, vanity wash hand basin and panelled bath with shower over. Ladder radiator. Tiled splash backs. uPVC double glazed window to front.

OUTSIDE

GARDEN

Mainly laid to lawn with decked seating area. Boundary fence. External power points. Outside tap. Gated access to front driveway with parking for two

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GROUND FLOOR
240 sq.ft. (22.3 sq.m.) approx.

1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 481 sq.ft. (44.7 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	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Your energy rating is C(72) and your potential is B(89)

Radyr 029 2084 2124

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