

17 Pentwyn,

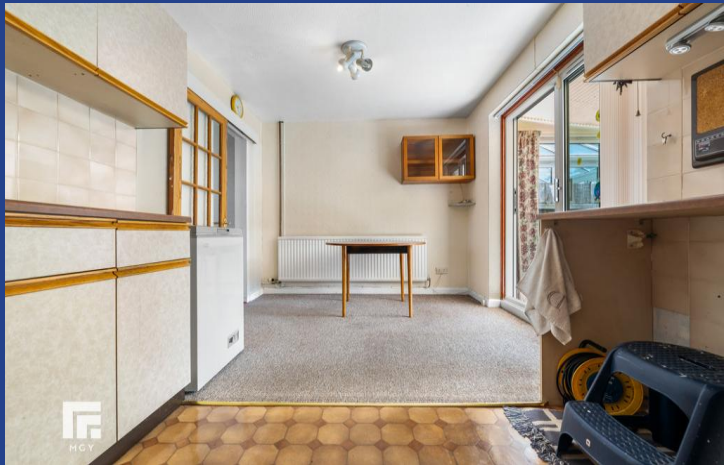
Radyr, Cardiff, CF15 8RE



Estate Agents and Chartered Surveyors

Asking Price Of

£279,950



Semi-Detached Property

3

2

2

2

Property Description

**** EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME ** NO CHAIN **** A bright and spacious three bedroom family home in the sought after area of Radyr. Entrance hallway, spacious lounge, kitchen and dining room with patio doors to the conservatory. Versatile ground floor bedroom or sitting room with ensuite shower room. To the first floor are two further bedrooms and a family bathroom. Gas central heating. Double glazed windows. Low maintenance southerly facing rear garden. Lawned front garden and two car driveway. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,020 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels a parade of shops, Italian restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the central hallway. Under stairs storage cupboard. Radiator.

LOUNGE

16' 0" x 9' 10" (4.89m x 3.00m)
With large window overlooking the lawned front garden, a good sized primary reception. Staircase to first floor. Feature fireplace. Radiator. Sliding door to kitchen and dining room.

KITCHEN AND DINING ROOM

15' 11" x 8' 10" (4.87m x 2.70m)
With units and worktops to three sides. Inset stainless steel sink with side drainer. Space for slot in cooker. Matching range of eye level wall cupboards. Ample space for large dining table. Patio doors to conservatory. Radiator.

CONSERVATORY

14' 10" x 7' 6" (4.53m x 2.30m)
Upvc double glazed conservatory with patio doors to the rear garden. Power and lighting.

BEDROOM THREE/SITTING ROOM

13' 2" x 10' 8" (4.03m x 3.27m)
A versatile bedroom or reception. With uPVC double glazed door and window to rear. Radiator. Door to shower room.

ENSUITE SHOWER ROOM

11' 6" x 6' 7" (3.51m x 2.02m)
A sizeable ground floor shower room with walk in shower cubicle, wash hand basin and low level wc. Obscured window to front. Extractor fan. Tiled splashback. Radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Window to side. Large walk in airing cupboard housing the combi gas central heating boiler.

BEDROOM ONE

12' 8" x 10' 0" (3.88m x 3.05m)
Overlooking the lawned front garden and entrance approach, an excellent sized primary bedroom. Built in wardrobe. Radiator.

BEDROOM TWO

8' 11" x 8' 10" (2.73m x 2.71m)
Overlooking the rear garden, a good sized second bedroom. Radiator. Built in wardrobe. Built in over stairs airing cupboard with radiator.

FAMILY BATHROOM

6' 7" x 5' 4" (2.03m x 1.65m)
Comprising low level wc, wash hand basin, panelled bath with 'Triton' shower above. Full wall tiling. Obscured glass window to rear. Radiator.

OUTSIDE

REAR GARDEN

A sizeable rear garden enjoying a southerly aspect. Comprising paved patio and areas of decorative stones with neat beds of plants and shrubs. Outside light. Outside tap. Side access with gate leading to front.

FRONT GARDEN

With large area of lawn to front. Driveway with parking for approx 2 cars. Gate giving side access. Outside light.

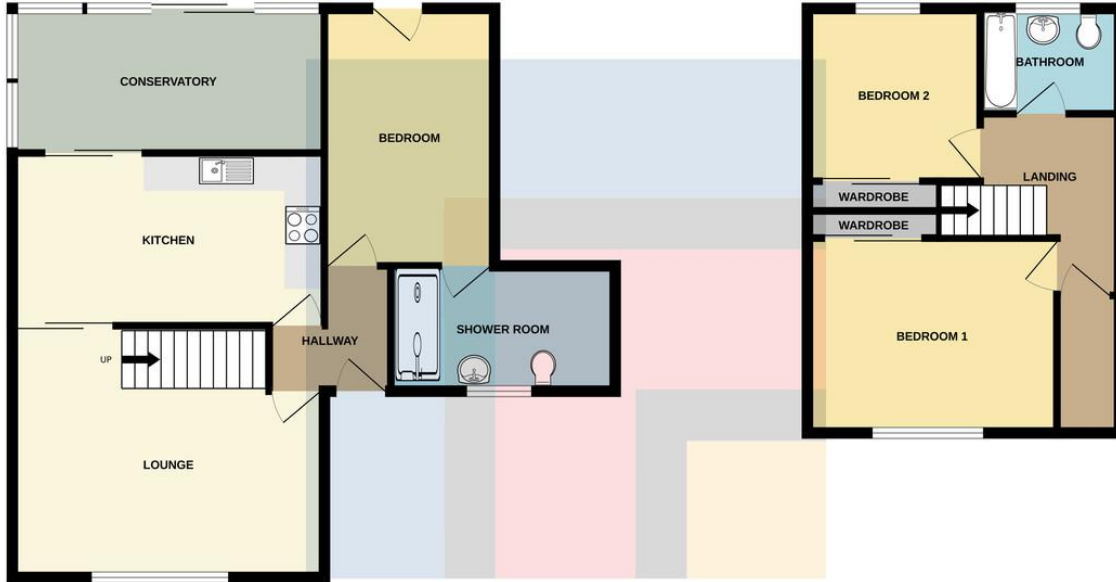
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GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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