

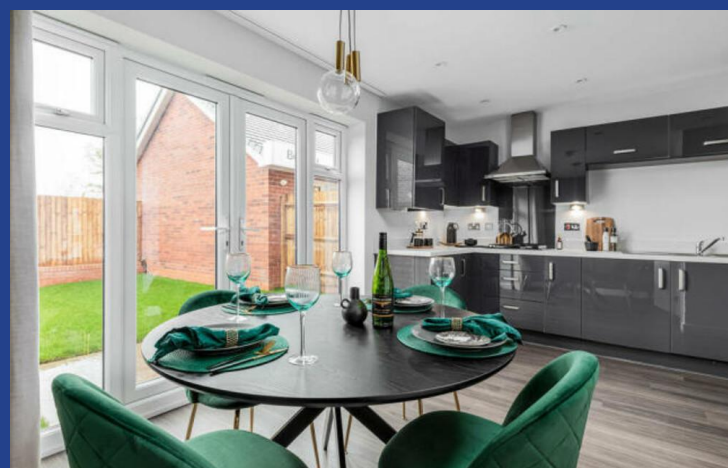
3 St. John Avenue,
Radyr, Cardiff, CF15 8GS



Estate Agents and
Chartered Surveyors

Asking Price Of

£324,995



Semi-Detached House

3

2

3

1

Property Description

**** NEW HOME ** SEMI-DETACHED PROPERTY ** THREE BEDROOMS** SOUGHT AFTER AREA OF RADYR **** A newly built ' Shaldon' style semi-detached home. The property briefly comprises of entrance hallway, living room, cloakroom and kitchen/dining room. To the first floor; principal bedroom with en-suite, a second double bedroom, a third bedroom and family bathroom. Rear garden. EPC Rating: B

Tenure Freehold

Council Tax Band New Build TBC

Floor Area Approx TBC

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 HALLWAY

Entered via a composite door. Hallway with doors to cloakroom and living room. Stairs to first floor.

LIVING ROOM

17' 4" x 12' 2" (5.307m x 3.712m)
A good sized, family living room. Radiator. uPVC double glazed window to front. Door leading to kitchen diner.

KITCHEN/DINING ROOM

14' 11" x 9' 2" (4.550m x 2.800m)
Kitchen units appointed along three sides, a modern kitchen with eye and low level cupboards beneath quality worktops. Stainless steel one and a half bowl sink with chrome mixer tap. Integrated oven and hob with extractor hood. Ample space for dining room table. French doors leading into rear garden.

CLOAKROOM

White suite, low level WC, wash hand basin with chrome mixer tap, heated towel rail, obscured glass window to front.

FIRST FLOOR

LANDING

BEDROOM ONE

12' 2" x 8' 2" (3.714m x 2.500m)
uPVC double glazed window to front, principal bedroom. Radiator. Door to en-suite.

ENSUITE

White suite; low level WC, wash hand basin with chrome mixer tap, shower cubicle with chrome shower. Obscured glass window to side.

BEDROOM TWO

10' 1" x 8' 2" (3.090m x 2.500m)
Window overlooking the rear garden; a second double bedroom. Radiator.

BEDROOM THREE

8' 7" x 6' 4" (2.630m x 1.947m)
A third bedroom. Radiator. Window to front.

BATHROOM

Modern white suite; low level WC, wash hand basin, bath with chrome mixer tap and shower. Extractor fan, heated towel rail. Tiled splashbacks. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

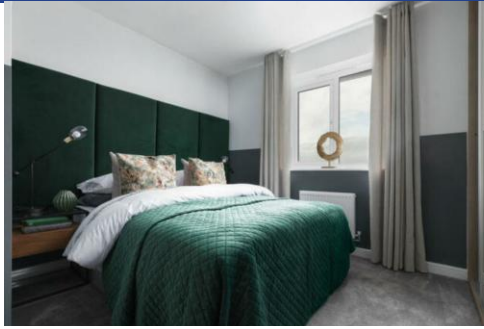
Garden with gate for side access.

ADDITIONAL INFORMATION

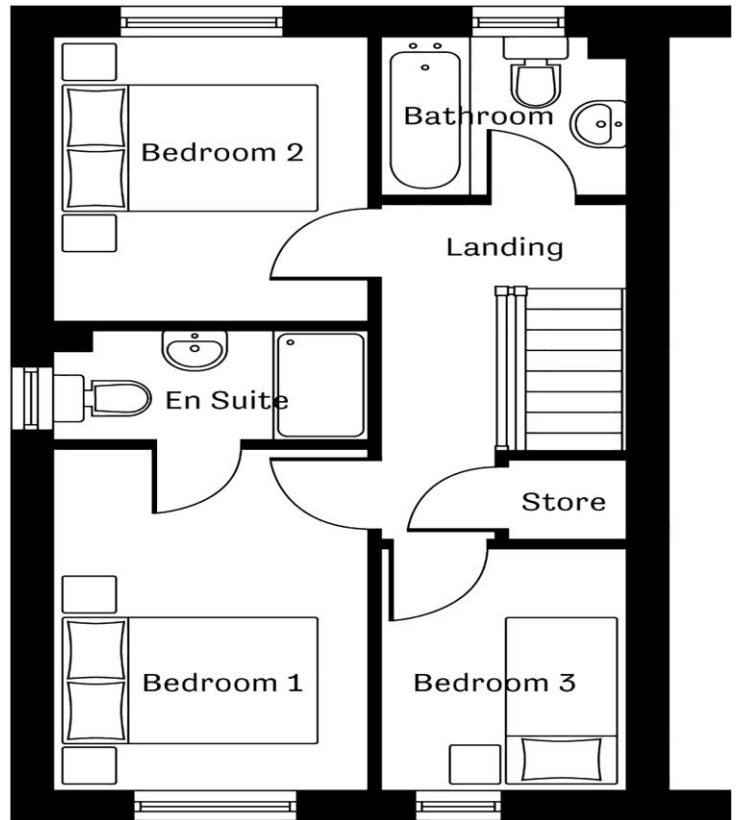
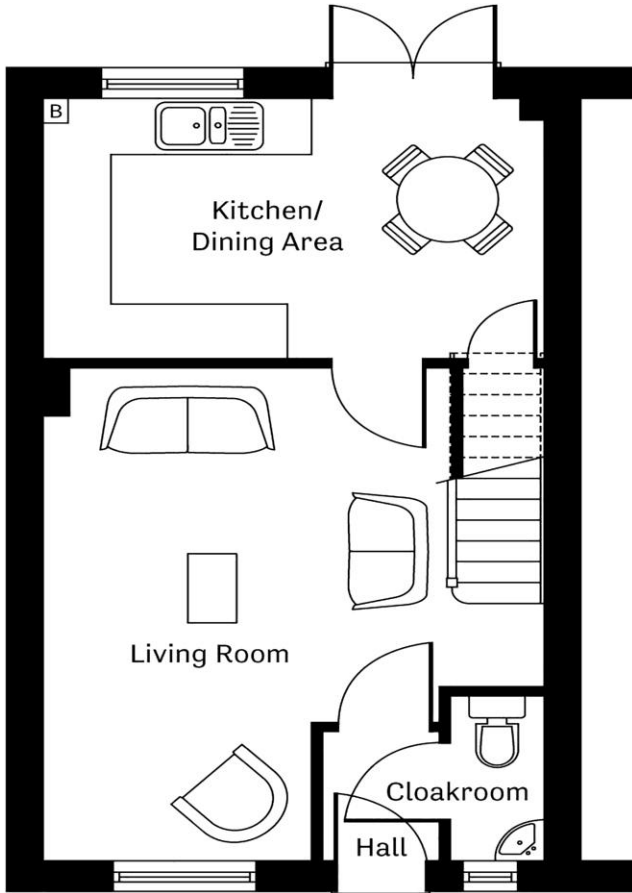
Service Charge £230 per annum only payable once the site is complete.

Please note the photographs are for illustration purposes only.

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Radyr, Cardiff, CF15 8GS



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 84 B | |
| 69-80 | 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



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