

11 Heol Rufus,

Radyr, Cardiff, CF15 8GU



Estate Agents and Chartered Surveyors

Asking Price Of

£489,950



Detached House

3

2

3

1

Property Description

**** BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED PROPERTY** SOUGHT AFTER LOCATION **** An attractive three double bedroom 'Amberley' style Redrow built family home, located in the sought after village location of Radyr. Spacious entrance hall, cloakroom, large lounge, kitchen and dining room with integrated 'Smeg' appliances and granite worktops; utility room. To the first floor; principal bedroom with ensuite, a further two double bedrooms and family. Delightful rear/ garden, driveway and garage. EPC Rating: B

Tenure Freehold

Council Tax Band F

Floor Area Approx 1138 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Approached via a composite front door with double glazed window to upper part with obscure glass windows to either side of door, leading into a spacious entrance hallway, 'Porcelanosa' tiled flooring. Staircase to first floor and radiator.

CLOAKROOM

5' 6" x 3' 7" (1.69m x 1.11m)

White suite comprising low level W.C, wall hung wash hand basin, extractor fan, tiled splashbacks. 'Porcelanosa' tiled flooring. Radiator .

LOUNGE

18' 9" x 10' 7" (5.73m x 3.25m)

An excellent sized principal reception with windows to front and side aspect, large under stairs storage cupboard with data port connections. Two radiators.

KITCHEN/DINING ROOM

18' 9" x 10' 9" (5.74m x 3.29m)

Well-appointed kitchen units along three sides, granite worktop surfaces, inset 1.5 bowl stainless steel sink with worktop side drainer and insinkerator, inset four ring 'Smeg' induction hob with 'Smeg' extractor hood above, integrated 'Smeg' oven/microwave & grill, integrated 'Smeg' fridge freezer with matching front, integrated 'Smeg'

dishwasher with matching front, matching range of eye level wall cupboard, built in storage shelving with work surface above, ample space for a large family dining table, 'Porcelanosa' tiled flooring throughout, two radiators, windows to front and side with double opening sliding doors leading to the delightful rear garden. Door to utility room.

UTILITY ROOM

5' 0" x 3' 7" (1.54m x 1.10m)

With granite work surfaces to one side, plumbing for washing machine and space for dryer. 'Porcelanosa' tiled flooring, shelving and extractor fan.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase with spindle banister and oak handrail leading to the central landing area. Airing cupboard housing the 'ideal logic' combi boiler and shelving. Window to rear.

BEDROOM ONE

11' 10" x 10' 9" (3.62m x 3.30m)

A good sized principal bedroom with window to side. Two double built in wardrobes, radiator. Door to ensuite.

11 Heol Rufus,

Radyr, Cardiff, CF15 8GU

ENSUITE SHOWER ROOM

10' 9" x 7' 6" (3.30m x 2.29m)

Modern white suite comprising low level W.C, wall hung wash hand basin, large shower cubicle with chrome shower, wall tiling to splash back areas, tiled flooring. Shaving point. Extractor fan. Chrome heated towel rail. Obscured glass window to side.

BEDROOM TWO

10' 8" x 9' 4" (3.26m x 2.85m)

Overlooking the entrance approach, a second double bedroom, radiator.

BEDROOM THREE

10' 8" x 9' 1" (3.26m x 2.79m)

Overlooking the delightful rear garden, with views looking towards and beyond the picturesque 'Castell Coch'; a third double bedroom. Radiator.

FAMILY BATHROOM

7' 2" x 5' 10" (2.20m x 1.78m)

Quality white suite comprising low level W.C, wall hung wash hand basin, panelled bath with chrome shower above, glass shower screen. Wall tiling to splash back areas, tiled flooring, recessed spotlights and chrome heated towel rail. Extractor fan. Shaving point. Obscured glass window to front.

OUTSIDE

REAR/SIDE GARDEN

An attractive garden with paved patio leading onto a further stoned area, with views to Castell Coch and surrounding hills. A large area of lawn with space for bike sheds bordered by a timber fence. Outside tap. Outside light. Timber gate to side leading to driveway and garage.

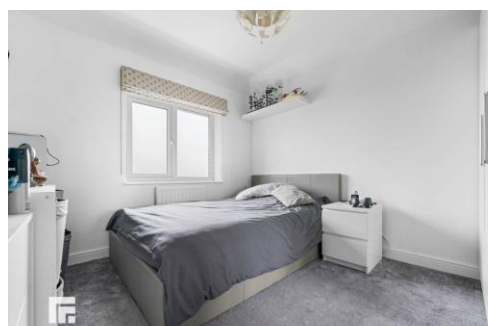
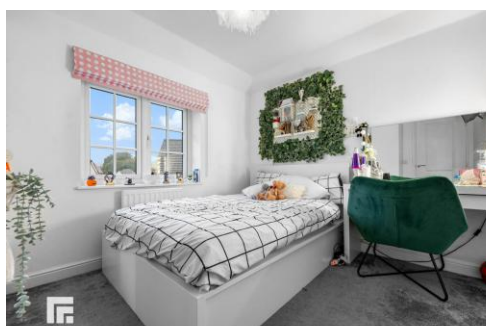
FRONT GARDEN

Well maintained laid to lawn. Pathway to front door, long driveway providing parking for two vehicles and leading to garage.

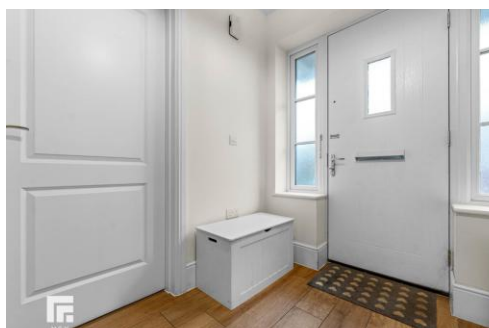
GARAGE

Detached single garage with up and over access door, power and lighting.

11 Heol Rufus,
Radyr, Cardiff, CF15 8GU



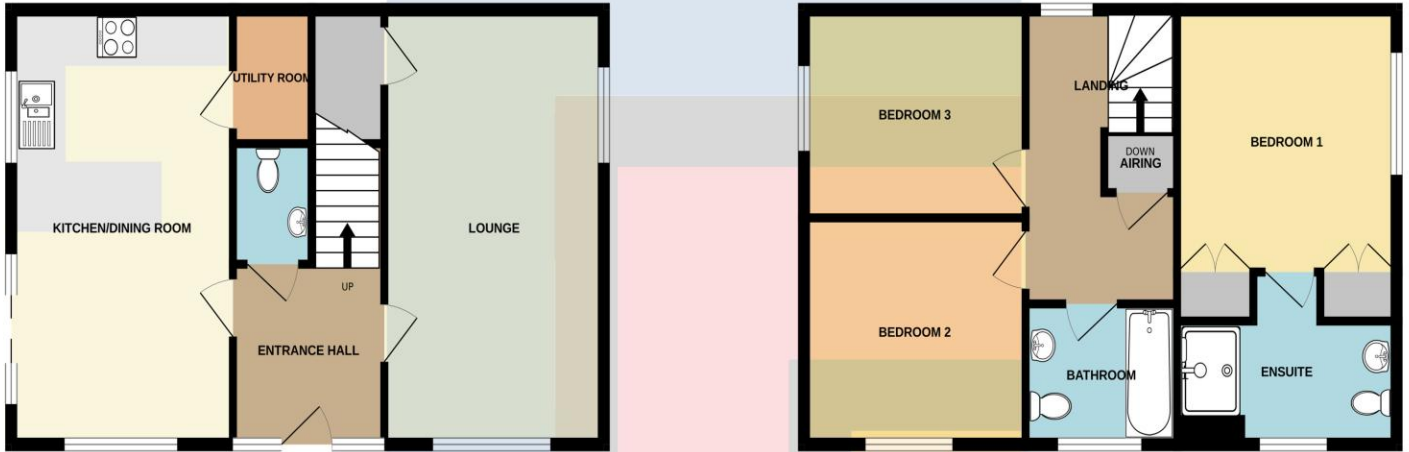
11 Heol Rufus,
Radyr, Cardiff, CF15 8GU



11 Heol Rufus, Radyr, Cardiff, CF15 8GU

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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.
Made with Metropix ©2024



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.