

5 Lon Y Pererinion, Radyr, Cardiff, CF15 8HG



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



Detached Property

3

2

3

1

Property Description

**** THREE BEDROOM DETACHED ** GARAGE AND DRIVEWAY ** NO CHAIN **** A modern, three bedroom detached family home, built by Bellway Homes. Located in the popular area of Radyr being a short distance from local amenities and transport links. Entrance hall, cloakroom, spacious lounge, modern fitted kitchen and dining room with integrated appliances. To the first floor are three bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating, double glazing. Enclosed, lawned rear garden. Driveway leading to garage. No chain. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx

**Viewing Arrangements
Strictly by appointment**

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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 dentist surgeries, optician, restaurant, catchment to two highly regarded primary schools in Radyr Primary, Bryn Deri, and Radyr Comprehensive School. There is also a train station and regular bus service to and from the city centre.

ENTRANCE HALL

Approached via a composite entrance door. Door to cloakroom and lounge. Tiled flooring. Radiator.

CLOAKROOM

Modern white suite comprising low level wc, wash hand basin. Tiled flooring. Wall tiling to splash back areas. Obscured glass window to front. Radiator.

LOUNGE

17' 3" x 14' 10" (5.28m x 4.54m)

Overlooking the entrance approach, an excellent sized primary reception. Staircase to first floor. Two radiators. Door to kitchen.

KITCHEN AND DINING ROOM

14' 9" x 9' 1" (4.52m x 2.78m)

Appointed along three sides in light grey high gloss fronts with chrome handles beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Concealed 'Ideal Logic' combi gas central heating boiler. Recessed spotlights. Under stairs storage cupboard. Window to rear and french doors to the garden. Ample space for family dining table. Tiled flooring. Radiator.

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FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the first floor landing. Line storage cupboard over stairs. Access to roof space.

BEDROOM ONE

12' 2" x 8' 0" (3.73m x 2.46m)

Overlooking the entrance approach. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

8' 0" x 3' 10" (2.45m x 1.18m)

Quality white suite comprising low level wc, wash hand basin, double width shower cubicle with chrome 'Mira' shower above. Tiled splash back. Obscured glass window to side. Radiator.

BEDROOM TWO

10' 0" x 8' 1" (3.07m x 2.48m)

Overlooking the rear garden. Radiator.

BEDROOM THREE

8' 7" x 6' 4" (2.62m x 1.95m)

Overlooking the front, currently utilised as a dressing room. Quality 'Amtico' flooring. Fitted wardrobe. Radiator.

FAMILY BATHROOM

Modern white suite comprising low level wc, wash hand basin, panelled bath with shower above and swivel shower screen. Wall tiling to splash back areas. Obscured glass window to rear. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

Small area of paved patio and lawn. Majority enclosed by timber fencing. Timber gate giving access to side.

FRONT

Paved pathway to front.

DRIVEWAY

Driveway to the rear with parking for two cars. Leading to garage.

GARAGE

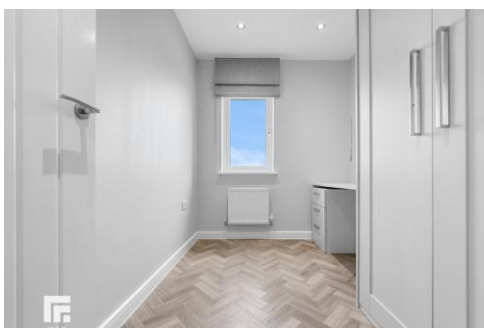
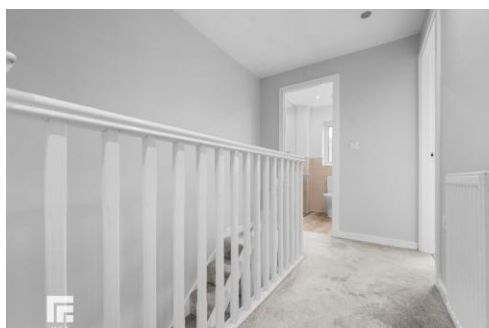
20' 0" x 10' 7" (6.12m x 3.23m)

Single garage with up and over access door. Power and lighting.

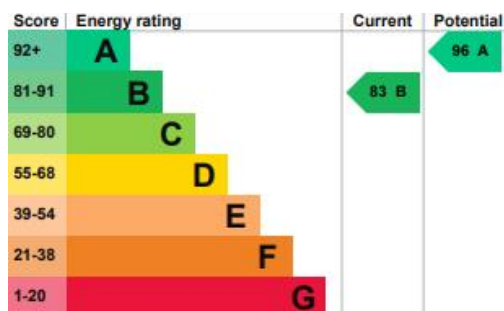
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