

# 63 Dan-y-bryn Avenue,

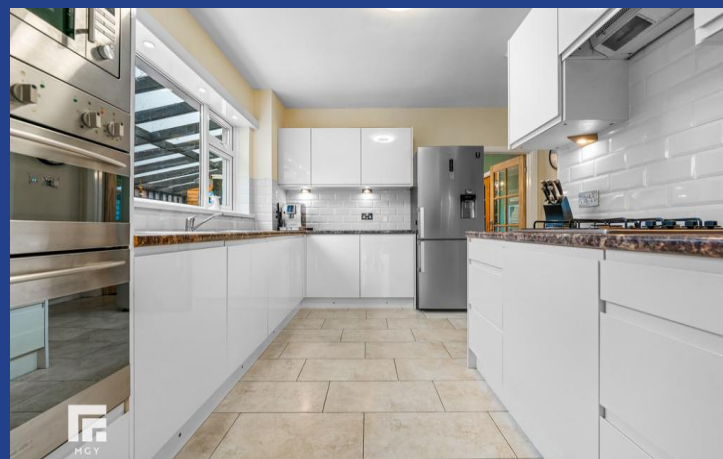
## Radyr, Cardiff, CF15 8DQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£695,000**



### Detached Property



# Property Description

**\*\*DETACHED PROPERTY\*\*FOUR BEDROOMS\*\*LARGE EXTENDED FAMILY ROOM\*\*BEAUTIFULLY MAINTAINED REAR GARDEN\*\*NO CHAIN\*\*** A beautifully presented, spacious four double bedroom property in the sought after area of Radyr. Entrance porch leading to a light hallway; WC, large family living room with feature electric fire, kitchen, dining room, large family room/bar/second sitting room, shower room and sauna. To the first floor; principal bedroom, a further three double bedrooms and family bathroom. Landscaped, well maintained, delightful rear garden. Lean to shed. Additional shed and summer house. Woodland views. Front laid to lawn with driveway with parking for three vehicles. EPC Rating: C

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 2,039 sq ft**

**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

### ENTRANCE PORCH

8' 9" x 6' 0" (2.69m x 1.84m)

Entered via a uPVC door, obscured glass window to front; tiled flooring. uPVC door into hallway.

### ENTRANCE HALLWAY

10' 9" x 6' 0" (3.30m x 1.84m)

A spacious hallway will wall panelling and bespoke stain glass pane to one side. Tiled flooring. Radiator. Staircase leading to first floor. Doors leading to lounge, kitchen and WC.

### CLOAKROOM

7' 5" x 2' 9" (2.28m x 0.86m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, chrome heated towel rail, tiled walls and flooring. Obscured glass window to front.

## LOUNGE

17' 11" x 12' 11" (5.47m x 3.94m)

Entered via double wooden doors via the hallway, a spacious family lounge, electric, log feature fire place. Radiator. Wooden folding doors into dining room.

## KITCHEN

11' 10" x 11' 8" (max)(3.61m x 3.56m)

Appointed along three sides, a high gloss modern kitchen with eye and low level cupboards beneath laminate worktops, 1.5 bowl stainless steel sink with chrome mixer tap and drainer, integrated four ring gas hob, extractor hood, chrome integrated combination microwave, double oven both with grills. Integrated washing machine, integrated dishwasher, space for fridge freezer. Storage cupboard/pantry. Tiled flooring, tiled splashbacks and under cupboard lights. Radiator. Doors leading to hallway, large family/bar room and dining room.

## DINING ROOM

15' 4" x 11' 8" (4.68m x 3.56m)

A spacious dining room with ample space for large dining table, with chevron wood flooring, vertical modern radiator, doors to lounge and kitchen. uPVC window to rear. Door to covered veranda area and rear garden.

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## FAMILY ROOM/BAR

26' 2" x 17' 2" (7.98m x 5.25m)

A large, spacious family room currently being used as a second sitting room and bar. Ample space for seating, modern electric, wall hung fire. Tiled bar with laminate countertop and shelving below with space for bar stools. Concertina doors to side patio and additional bifold doors to covered veranda area. Large uPVC window looking out onto the beautifully maintained rear garden. Vertical, modern mirrored radiator. Spotlights. Bookcase which opens as a door into downstairs shower room and sauna.

## SHOWER ROOM

10' 7" x 5' 11" (3.24m x 1.82m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap and built in vanity with tiled splashback and 3D illuminated wall mirror above, fully tiled corner shower cubicle with chrome shower and glass sliding doors, tiled flooring, chrome heated towel rail, built in cupboard housing modern combi 'BAXI' boiler, four person Sauna. Extractor fan. Spotlights. uPVC window to front.

## FIRST FLOOR

### LANDING

Entered via a turning staircase, stain glass window to side, loft access, which has a retractable ladder to fully boarded loft with power and velux window. Doors leading to bedrooms and family bathroom.

## FAMILY BATHROOM

7' 3" x 6' 4" (2.23m x 1.94m)

White suite; low level WC, wall hung wash hand basin with chrome mixer tap, bath with chrome mixer tap, tiled bath panel, chrome shower, folding glass shower screen, chrome heated towel rail. Tiled flooring. Obscured glass window to rear.

## BEDROOM ONE

15' 7" x 12' 7" (4.76m x 3.86m)

A good sized principal bedroom with built in mirrored, sliding door wardrobes. Additional made to measure wardrobes/ drawer combination unit and bed with side cabinets included. Wash hand basin with vanity, built in high gloss wall cupboard with lights beneath and mirror. Radiator. Window to front.

## BEDROOM TWO

11' 10" x 10' 9" (3.63m x 3.30m)

A second double bedroom. Built in floor to ceiling wardrobe, additional floor to ceiling cupboard /storage above and housing white wash hand basin with dual chrome taps and laminate countertop with light/shaving point, Radiator. Window to front.

## BEDROOM THREE

11' 10" x 8' 3" (3.62m x 2.52m)

Aspect to rear overlooking woodlands, a third double bedroom. Space for double wardrobes. Radiator.

## BEDROOM FOUR

11' 8" x 8' 7" (3.56m x 2.63m)

A fourth double bedroom. Aspect to rear overlooking woodlands. Made to measure mirrored wardrobes and drawer units to be included. Countertop wash hand basin with chrome mixer tap and mirror above. Radiator.

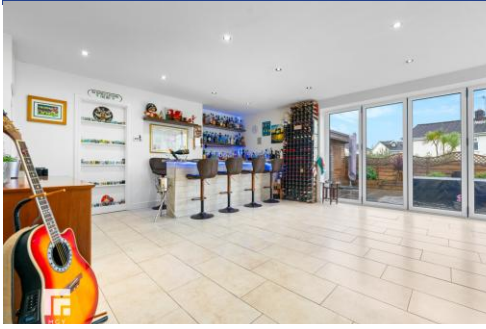
## SIDE PATIO/REAR GARDEN

Beautifully maintained large secluded garden and side paved patio with timber fence borders. Side patio includes large summer house (currently housing a hot tub which is included in the sale and being used as a gym), raised flower beds and water feature. Outside lighting. Outside power socket. Outside tap. Concealed door to front drive. Patio area with steps down onto terrace of shingle, mature shrubs, water feature and garden spotlights. Additional paved patio covered by wooden veranda with polycarbonate roofing outside lighting and power sockets. Blocked paved steps leading down to large lawned area with raised beds planted with mature shrubs and bushes. Wooden lean to shed to the side and additional garden shed to the bottom of the garden, provide generous storage space. Woodland views and side access.

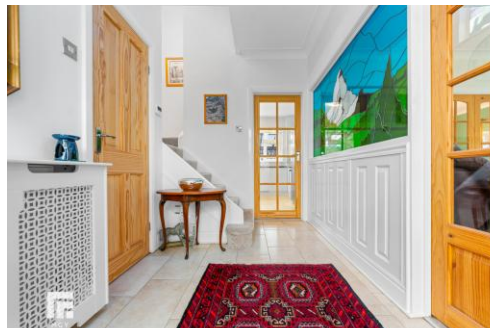
## FRONT

Laid to lawn with mature shrubs to one side. Block paved driveway with parking for three vehicles. Outside power socket. Timber gate to side for access.

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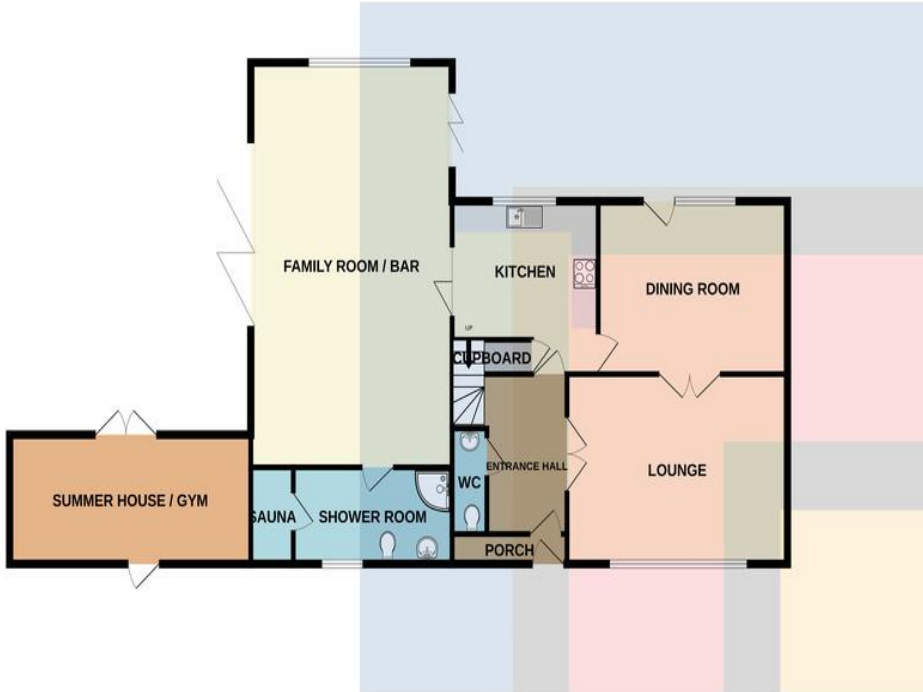


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GROUND FLOOR  
1391 sq.ft. (129.2 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 2039 sq.ft. (189.4 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		82   B
69-80	C	71   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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