



2 HEOL CYNWRIG

CARDIFF CF5 2DB

ASKING PRICE OF

£460,000



SEMI-DETACHED PROPERTY



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**** OWNED SOLAR PANELS ** FOUR BEDROOM SEMI DETACHED FAMILY HOME ** SOUTH WEST FACING GARDEN ** GARAGE ** 'A' RATED HOME ****A beautifully presented and excellent sized, modern four bedrooms semi detached family home, built by prestigious builders Redrow. Entrance hallway, cloakroom, spacious lounge, modern kitchen and dining room with french doors to the landscaped rear garden and utility cupboard. To the first floor are two good sized double bedrooms, bedroom one with sizeable ensuite shower room and there is a separate family bathroom with shower over bath. To the second floor are two double bedrooms and a quality shower room. Gas central heating. Double glazed windows. Paved patio and lawned rear garden. Detached garage and driveway. EPC Rating: A

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, restaurant, doctors, dentist and opticians, library, golf, cricket and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property 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 composite entrance door with long obscured glass window leading to the spacious entrance hallway. Staircase to first floor. Quality tiled flooring. Under stairs storage cupboard. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Obscured glass window to side. Quality tiled flooring. Radiator.

LOUNGE

15' 3" x 11' 3" (4.67m x 3.44m)

Large window overlooking the green to front, an excellent sized primary reception. Quality laminate flooring. Radiator

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,264 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN/DINER

18' 6" x 11' 6" (5.64m x 3.51m)

Modern fitted kitchen well appointed along two sides in matte finish fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above. Integrated oven and grill. Integrated fridge freezer. Matching eye level wall cupboards. Ample space for large family dining and seating area. French doors to rear garden. Windows to side and rear. Utility cupboard with plumbing for washing machine, space for tumble dryer and there is an extractor fan. Vertical radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Staircase to second floor. Large airing cupboard housing the hot water cylinder. Additional storage cupboard. Radiator.

BEDROOM ONE

13' 6" x 11' 6" (4.14m x 3.52m)

Overlooking the lawned rear garden, an excellent sized primary bedroom. Range of fitted wardrobes with sliding doors to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

7' 9" x 6' 8" (2.38m x 2.04m)

A spacious ensuite with white suite comprising low level wc, wash hand basin, large walk in shower cubicle with overhead rainfall style shower head. Wall tiling to splash back areas. Electric shaver point. Extractor fan. Obscured glass window to rear. Chrome heated towel rail.

BEDROOM TWO

11' 3" x 10' 5" (3.43m x 3.19m)

With large window to front, a second double bedroom. Radiator.



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FAMILY BATHROOM

7' 8" x 5' 6" (2.36m x 1.70m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and glass swivel shower screen. Tiled splash back. Electric shaver point. Obscured glass window to front. Chrome heated towel rail. Extractor fan.

SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the second floor landing. Window to side. Access to roof space.

BEDROOM THREE

14' 9" x 10' 0" (4.52m x 3.05m)

With window overlooking the entrance approach, a further double bedroom. Radiator.

BEDROOM FOUR

10' 5" x 10' 2" (3.19m x 3.11m)

With window to rear pitch, a good sized fourth bedroom. Eaves storage. Radiator.

SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, shower cubicle with folding glass doors and chrome shower. Window to rear pitch. Cupboard housing 'Ideal Logic' gas central heating boiler. Electric shaver point. Chrome heated towel rail. Extractor.

OUTSIDE

REAR GARDEN

Enjoying a south westerly facing aspect comprising paved patio and lawned rear garden with rear raised flower bed. Gate giving access to side drive.

FRONT GARDEN

Bark chippings and inset shrubs to front with long driveway to side leading to the detached garage. Outside tap.

DETACHED GARAGE

Detached single garage with up and over access door.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 97 A | 99 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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