



7 DAN-Y-BRYN CLOSE  
RADYR  
CARDIFF CF15 8DJ

ASKING PRICE OF

**£675,000**



## DETACHED PROPERTY



**4**



**2**



**3**



**4**

**\*\* FOUR BEDROOM DETACHED ON A  
LARGE CORNER PLOT \*\* NO CHAIN \*\***  
DOUBLE GARAGE \*\* A bright and spacious four bedroom detached family home on a well sought after road in the desirable area of Radyr being a short distance from transport links and amenities. Entrance hallway, cloakroom, large lounge, conservatory, spacious dining room, kitchen and breakfast room, inner lobby and study. To the first floor are four good sized bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazed windows. Large paved patio and lawned rear garden. Lawned front garden. Two car side by side driveway leading to double garage. NO CHAIN. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1978 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **DINING ROOM**

12' 11" x 12' 4" (3.96m x 3.78m)

With large window overlooking the rear garden, an excellent sized family dining room or versatile reception. Quality wood block flooring. Double doors to lounge. Radiator.

#### **KITCHEN AND BREAKFAST ROOM**

17' 2" x 8' 3" (5.25m x 2.54m)

With units and worktops to three sides. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with concealed cooker hood above. Integrated oven. Integrated fridge. Matching range of eye level wall cupboards. Tiled splash back. Window to rear. Ample space for breakfast table. Tiled flooring. Radiator.

#### **REAR LOBBY**

With door to rear. Access to garage. Door to study. Tiled flooring.

#### **STUDY**

13' 3" x 7' 0" (4.06m x 2.14m)

With two windows to rear. Radiator.

#### **FIRST FLOOR**

#### **LANDING**

Approached via a quarter turning staircase leading to the central landing area. Large window to front. Access to roof space. Airing cupboard housing the hot water cylinder.

#### **BEDROOM ONE**

14' 5" x 12' 11"(max) (4.40m x 3.94m)

Overlooking the lawned rear garden, a good sized primary bedroom. Radiator. Door to ensuite.

#### **ENSUITE SHOWER ROOM**

8' 7" x 3' 10" (2.62m x 1.19m)

Comprising low level wc, wash hand basin and large shower cubicle. Full wall tiling. Recessed spotlights. Extractor fan. Radiator.

#### **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**

14' 1" x 6' 11" (4.30m x 2.13m)

Approached via a wood panelled entrance door leading to the spacious entrance hallway. Quality wood block flooring. Window to front. Staircase to first floor. Radiator.

#### **CLOAKROOM**

Comprising low level wc and wash hand basin. Part tiled. Obscured glass window to side.

#### **LOUNGE**

26' 4" x 11' 10" (8.04m x 3.63m)

Overlooking the lawned front, an excellent sized primary reception. Doors opening to the conservatory. Feature fireplace with living flame coal effect gas fire. Quality woodblock flooring. Two radiators. Double doors to dining room.

#### **CONSERVATORY**

11' 11" x 10' 1" (3.65m x 3.09m)

Overlooking the delightful lawned rear garden, a uPVC double glazed conservatory with door to paved patio. Tiled flooring. Radiator.



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## BEDROOM TWO

13' 1" x 11' 1" (4.00m x 3.39m)

Overlooking the front, a second double bedroom. Fitted wardrobe and dressing table. Radiator.

## BEDROOM THREE

9' 11" x 9' 10" (3.04m x 3.01m)

Overlooking the rear garden. Built in wardrobe. Radiator.

## BEDROOM FOUR

12' 11" x 8' 5" (3.94m x 2.59m)

Aspect to rear, a good sized fourth bedroom. Radiator.

## FAMILY BATHROOM

6' 11" x 5' 11" (2.12m x 1.82m)

White suite comprising low level wc, wash hand basin and panelled bath with chrome above and swivel glass shower screen. Full wall tiling. Obscured glass window to side.

Radiator.

## OUTSIDE

### REAR GARDEN

A delightful enclosed rear garden with large paved patio leading into an area of lawn with trees and shrubbery to borders. Wide area to side with timber sheds. Access to front from side.

### FRONT GARDEN

Large area of lawn to front with inset shrubs. Tarmac driveway providing parking for two cars leading to the garage. Gate to side leading to the rear garden.

### DOUBLE GARAGE

17' 8" x 16' 11" (5.39m x 5.18m)

With roller shutter access door. Power and lighting. Wall mounted 'Baxi' gas central heating boiler. Window to side.



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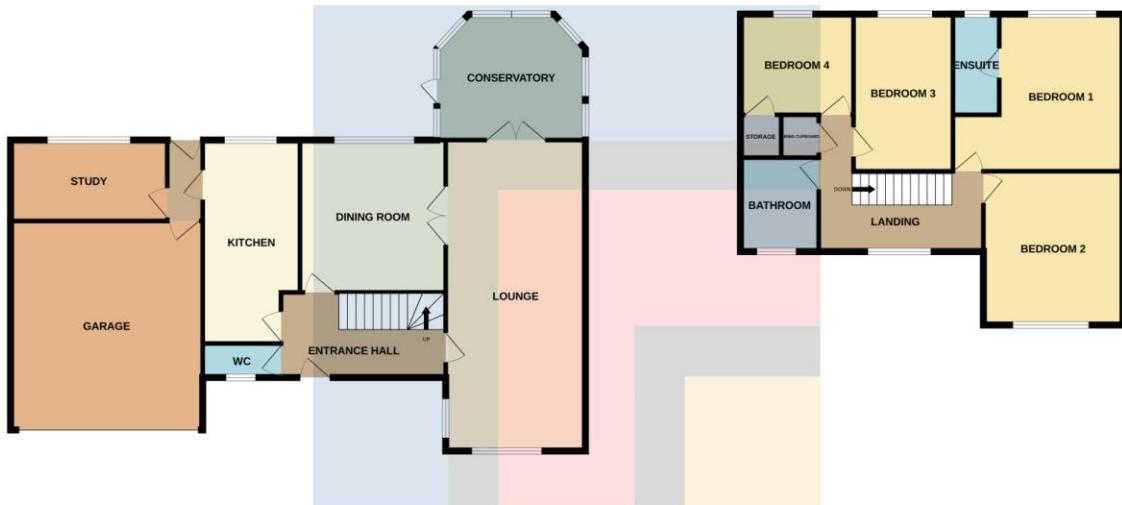
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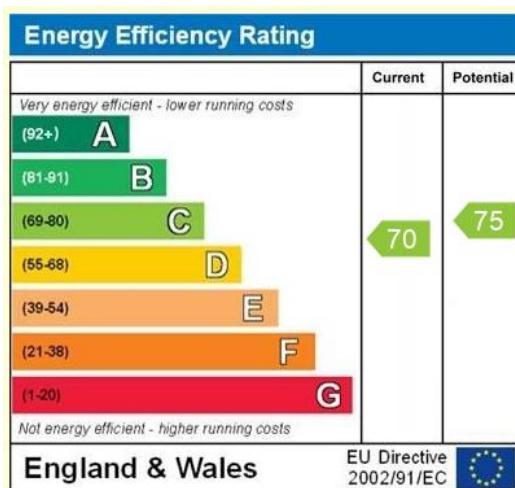
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GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.

1ST FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1978 sq.ft. (183.7 sq.m.) approx.  
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**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA

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