



**10 MAES-Y-BRYN**  
RADYR  
CARDIFF CF15 8BB

ASKING PRICE OF  
**£525,000**



**DETACHED HOUSE**



**6**



**2**



**3**



**2**

**\*\* EXTENDED SIX BEDROOM DETACHED FAMILY HOME \*\* LARGE REAR AND SIDE GARDEN \*\*** An exceptionally spacious, extended six bedroom family home, formally a bungalow that still offers versatile ground floor living if required, located in the popular area of Radyr. Entrance porch, large entrance hallway, cloakroom, sitting room, kitchen and diner, utility room, inner hallway, spacious lounge with patio doors to the garden, two ground floor bedrooms and shower room. To the first floor are four further bedrooms and a first floor family shower room. The heating is a mix of gas powered warm air heating and radiators. Upvc double glazed windows throughout with selected windows having secondary glazing. Large lawned rear garden and former vegetable patch to rear. Pressed concrete driveway to the front leading to the garage. EPC Rating: C

#### 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 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 areas.

#### ENTRANCE PORCH

Approached via a uPVC entrance door with double glazed window to upper part. Additional windows to front. Tiled flooring.

#### ENTRANCE HALLWAY

18' 9" x 10' 9" (5.74m x 3.28m)

Approached via a uPVC entrance door with obscured double glazed windows to upper and lower part leading to the exceptionally spacious entrance hallway with part tall ceiling. Window to upper part of tall ceiling. Large storage cupboard with shelving and lighting. Door to cloakroom.

#### CLOAKROOM

Comparing low level wc and vanity wash basin with storage below.

#### SITTING ROOM

19' 2" x 11' 8" (5.86m x 3.57m)

With large floor to ceiling window to one side and tilt and turn door opening to front. A good sized sitting room opening plan with entrance hallway. Contemporary wall mounted living flame gas fire.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 2291 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### KITCHEN AND DINING ROOM

20' 0" x 11' 6" (6.10m x 3.52m)

With kitchen well appointed along four sides in wood panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring hob with oven below. Matching range of eye level wall cupboards. Tiled flooring to kitchen area. Tiled splash back. Ample space for large family dining table. Windows to either side. Staircase to first floor. Opening to utility room.

#### UTILITY ROOM

11' 4" x 7' 9" (3.47m x 2.37m)

With units and worktops to two sides. Inset stainless steel sink. Integrated washing machine. Integrated dishwasher. Space for fridge freezer. Door to patio. Window to rear. Tiled flooring.

#### INNER HALLWAY

An L-shaped hallway with doors to all further ground floor rooms. Airing cupboard housing the warm air heating unit.

#### LOUNGE

16' 7" x 13' 4" (5.06m x 4.08m)

An excellent sized primary reception with patio doors to the delightful garden. Additional window to rear. Two radiators.

#### BEDROOM ONE

16' 7" x 9' 9" (5.08m x 2.98m)

Overlooking the rear garden, a good sized double bedroom. A range of fitted wardrobes to one side. Understairs storage cupboard housing the gas central heating boiler and hot water cylinder.

#### BEDROOM TWO

13' 3" x 8' 3" (4.04m x 2.52m)

Aspect to rear, a second double bedroom.

#### GROUND FLOOR SHOWER ROOM

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

Comprising low level wc, wash hand basin with storage below, large walk in shower cubicle with fold up disability seat. Tiling and panelled splash back to walls. Obscured glass window to side. Tiled flooring with under floor heating.



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## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space. Large walk in storage cupboard with shelving and door to low level eaves storage.

### BEDROOM THREE

16' 9" x 10' 0" (5.13m x 3.05m)

Overlooking the rear garden, a further double bedroom. Radiator.

### BEDROOM FOUR

13' 5" x 8' 2" (4.09m x 2.51m)

Aspect to rear, a good sized double bedroom. Freestanding wardrobe to remain. Radiator.

### BEDROOM FIVE

13' 7" x 9' 7" (4.15m x 2.93m)

Aspect to rear, a fifth double bedroom. Freestanding wardrobe to remain. Radiator.

### BEDROOM SIX

Overlooking the large lawned side garden, a good sized sixth bedroom. Radiator.

### FIRST FLOOR SHOWER ROOM

7' 7" x 7' 3" (2.33m x 2.23m)

Modern white suite comprising low level wc, vanity wash basin with storage below and work surface and storage to side. Large corner shower cubicle. Full wall tiling. Obscured glass window to side. Chrome heated towel rail.

## OUTSIDE

### REAR AND SIDE GARDEN

A superb rear and side garden with a large paved patio leading onto a shaped area of lawn with raised beds of plants and shrubs. Raised circular central bed with plants and shrubs along with the mature tree which should be noted has a tree preservation order. To the rear is a large area formally used as a vegetable patch. The garden backs onto a wooded area. Gates giving access to both sides. Timber storage shed.

### FRONT GARDEN

Area of lawn with border of plants and shrubs. Large pressed concrete driveway. Side access.

### GARAGE

18' 1" x 9' 0" (5.52m x 2.75m)

With up and over access door. Door to side. Power and lighting.



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GROUND FLOOR  
1625 sq.ft. (150.9 sq.m.) approx.



1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 2291 sq.ft. (212.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	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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