

# *Crofts Davies & Co*

Estate Agents, Property Management. Lettings.

259 Heathwood Road, Llanishen, Cardiff CF14 4HS

Tel 02920 766755 Fax 02920 757530 Email: [property@croftsanddavies.co.uk](mailto:property@croftsanddavies.co.uk)



## **21 JUNCTION TERRACE, RADYR, CARDIFF CF15 8ED**

Modern, End Terrace, Four Bedroom Town House situated in a pleasant and convenient position just off the main thoroughfare of Radyr, within easy access of the local shops on nearby Station Road and within close proximity to Radyr Station and also the A470 and Junction 32 of the motorway network. Local schools include Radyr Primary and Radyr Comprehensive, both being a short distance away.

The property is built of brick under a tiled roof and has the benefit of a gas combination boiler, together with uPVC double glazing, in addition to having a good-size conservatory to the rear. The accommodation is spread over three floors and well-proportioned and briefly comprises:

Hall, Cloakroom, Rear Lounge, Fitted Kitchen, Three Bedrooms to the First Floor and a Bathroom. Large Master Bedroom to the second floor with its own En-suite. The house is set on an easily maintained, broadly level plot, with a Front Garden, Rear Courtyard and there is a Garage with a separate vehicular access.

## **LARGE FOUR BEDROOM MODERN TOWN HOUSE**

**NO CHAIN**

**PRICE : £315,000**

**ACCOMMODATION:** Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated.

Composite Front Door with two double glazed frosted panels to the:

**HALL: (16'0" x 6'7")** Staircase to first floor, handrail, balustrades and newel post, one radiator, under stairs storage area, coving, three spot ceiling light fitting and panelled doors to kitchen cloakroom and rear lounge.

**CLOAKROOM: (5'7" x 3'0")** Frosted window to front, low flush, two piece suite, half tiled walls, radiator modern fuse box and three spot ceiling light fitting.

**KITCHEN: (16'6" into bay x 9'4")** Bay window to front with double glazed uPVC windows, fitted venetian blinds, range of fitted floor and wall mounted units comprising, cupboards, drawers and work surfaces with built-in four ring gas hob with oven under and extractor over, aluminium splashback, one and half bowl sink unit with mixer tap, space for washing machine, dishwasher, fridge/freezer, tumble drier. One radiator, under surface lighting, built-in cupboard with wall mounted gas combination boiler to serve heating and hot water and three spot ceiling light fitting.

**REAR LOUNGE: (11'6" x 15'11")** Double glazed uPVC window to rear, double glazed uPVC French doors to conservatory. Two radiators, curtain poles above the windows, coving and two ceiling lights.

**CONSERVATORY: (10'10" x 9'0")** Tiled floor, fitted windows on two sides, double glazed French doors to rear garden, venetian blinds to all windows. Built-in combined fan/light.

### **FIRST FLOOR:**

**LANDING:** Staircase to second floor with handrail, newel post and balustrades. Panelled doors to all rooms, built-in airing cupboard with hot water cylinder etc. coving and three spot ceiling light fitting.

**FRONT BEDROOM ONE: (10'4" x 9'5")** Double glazed uPVC window to front, curtain pole above, radiator under, built-in wardrobe, coving and three spot ceiling light fitting.

**REAR BEDROOM TWO: (11'3" x 9'5")** Double glazed uPVC window to rear with curtain pole above, radiator under, coving, three spot ceiling light fitting, built-in cupboard.

**REAR BEDROOM THREE: (7'8" x 6'6")** Double glazed uPVC window to rear with fitted venetian blind, radiator, coving and three spot ceiling light fitting.

**BATHROOM: (5'7" x 6'6")** Double glazed uPVC frosted window to front. Suite in white comprising, panelled bath, wash hand basin, low flush close coupled w.c. Part-wall tiling, extractor fan, radiator and three spot ceiling light fitting.

**SECOND FLOOR:**

**LANDING:** Radiator and three spot ceiling light fitting.

**FOURTH DOUBLE MASTER BEDROOM: (20'11" x 10'8")** Double glazed uPVC window to front, two radiators, velux window to rear, loft hatch and three spot ceiling light fitting and built-in wardrobe.

**EN-SUITE: (8'11" x 8'3")** Double glazed frosted window to rear. Suite comprising corner shower cabinet with mains shower, wash hand basin, low flush close coupled w.c. Radiator, three spot ceiling light fitting, extractor fan and part-wall tiling adjacent to the suite.

**OUTSIDE:**

**FRONT GARDEN:** Easily maintained front garden.

**REAR GARDEN:** Mainly paved to patio, pedestrian door to exterior parking area/ access to the:

**SINGLE GARAGE: (16'4 x 6'4")** Built of brick with a pitched tiled roof, up and over door.

**TENURE:** We understand the tenure to be **FREEHOLD** but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

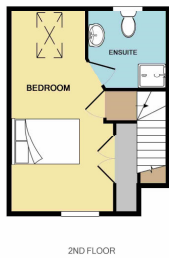
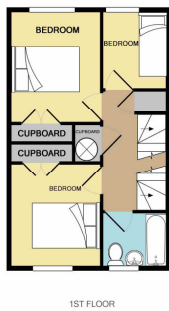
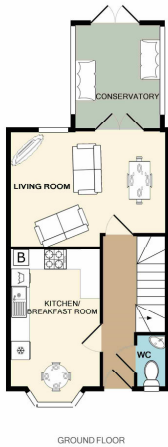
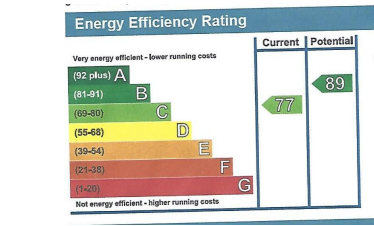
**VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

**Web-site: Details of this and other properties can be found on our website:**

**[www.croftsdaivies.co.uk](http://www.croftsdaivies.co.uk)**







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance 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.  
Made with Greenplan 12/07/19

