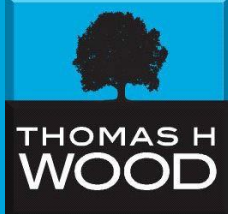




## 3 Kings Avenue

Radyr, Cardiff, CF15 8AD



Asking Price Of £269,450

2 Bedrooms

A superb opportunity to purchase this versatile two bedroom, semi detached bungalow in the centre of Radyr Village, with its many shops and amenities. Offering superb views over Cardiff, this well proportioned property has been well maintained by the current owners. Currently the second bedroom has been incorporated into the rear lounge to offer an open plan lounge/diner onto the rear garden. To the front is off road parking, as well as a detached single garage. The accommodation briefly comprises an entrance hall, open plan lounge/diner, bedroom, shower room, kitchen and conservatory. Ideally located within a few minutes' walk of the parade of shops in Radyr village and within easy reach of the M4 and A470 motorways. Close to Radyr train station. No Chain





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## ENTRANCE HALL

Via double glazed front door, small window to side. Papered walls, coving, papered ceiling. Access to loft area. Single radiator panel with TRV, heating controls and thermostat. Phone point and alarm controls.

## LOUNGE/ DINER

0'9" x 14' (6.33m x 4.27m) max. Papered walls, dado rail, coving, papered ceiling, ceiling rose. Double glazed windows to rear bay, French doors to rear. Wooden mantelpiece with marble insert and hearth and living flame gas fire. TV point. Two single radiator panels with TRVs.

## BEDROOM

12'8" x 11'2" (3.87m x 3.42m) max. Papered walls, coving, papered ceiling. Fitted wardrobes to one wall. Single radiator panel with TRV. Single glazed window to conservatory. Phone point.

## SHOWER ROOM

6'1" x 5'11" (1.87m x 1.81m) max. Pedestal basin with chrome mixer tap, low level WC, large shower cubicle with electric shower and sliding glazed doors. Double glazed window to side. Tiled walls, papered ceiling, linoleum flooring. Single radiator panel with TRV.

## KITCHEN

12'2" x 9'10" (3.73m x 3.01m) max. White units with marble effect work surface and tiled splashback. Four ring hob, extractor hood over and double electric oven. 1 ½ stainless steel sink and drainer with chrome mixer tap. Space for washing machine and fridge/ freezer. Single radiator panel with TRV. Tiled walls, painted ceiling, linoleum flooring. Double glazed window to front and side. Worcester Greenstar condensing combi boiler.

## CONSERVATORY

7'7" x 5'11" (2.31m x 1.82m) max. Double glazed door and window to front. Glass roof.

## OUTSIDE

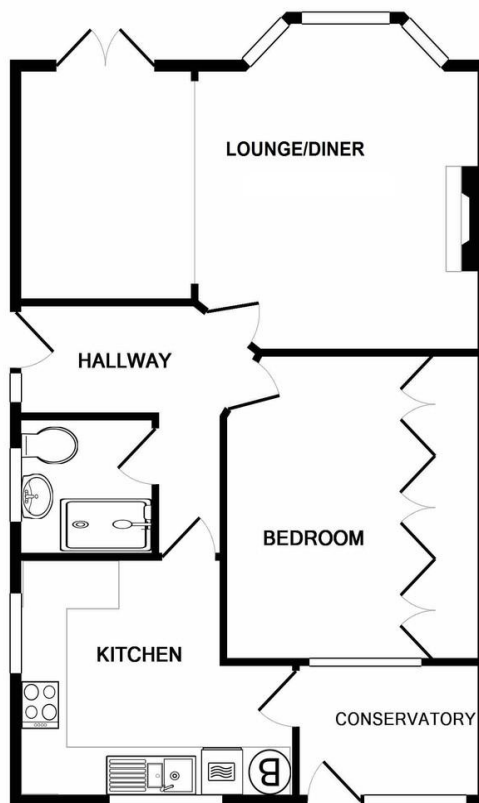
**FRONT** Off road parking for one vehicle, leading to detached single garage with remote controlled (up and over door). Small timber shed. External tap. Crazy paving patio. Path to rear.

**REAR** Paved patio area. Tiered garden. Mature shrubs and trees.

## TENURE

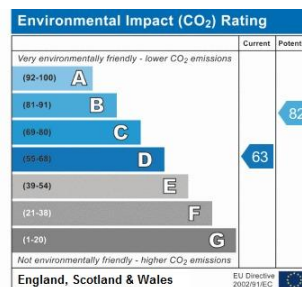
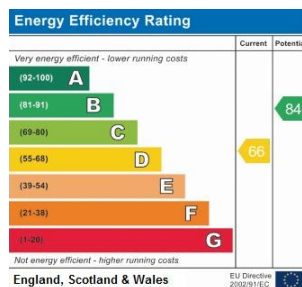
This property is understood to be Freehold this will be verified by the purchaser's solicitor.

**COUNCIL TAX** Band F



TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.0 SQ.M.)

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 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

