

7 Bryn Golwg

Radyr | Cardiff | CF15 8BE



Detached Bungalow | Offers In Region Of £299,950



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PROPERTY DESCRIPTION

NO CHAIN | DETACHED BUNGALOW | Two Bedrooms | Two Reception Rooms | Large Garden | Double Garage | EPC: D

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 820 sq. ft.
- **Viewing Arrangements**
Strictly by Appointment

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 club, doctors and dentist surgeries, Italian 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

Entered via large frontage mainly laid to lawn with driveway providing parking for approximately four vehicles. Gated access to rear garden. Door to porch.

PORCH

Entered via glazed door into porch. Windows to front and side. Tiled flooring. Glazed door into:

HALLWAY

Doors to lounge, bedroom two and two storage cupboards housing the gas boiler. Laminate wood flooring.

LOUNGE

11' 2" x 18' 8" (3.427m x 5.710m) uPVC double glazed windows to front and rear, laminate wood flooring, archway to dining room and door to secondary hallway. Two radiators.

DINING ROOM

9' 7" x 9' 7" (2.927m x 2.939m) Double glazed sliding patio doors to rear. Storage cupboard. Radiator. Laminate wood flooring. Opening to kitchen.

KITCHEN

7' 4" x 9' 8" (2.240m x 2.951m) A newly fitted modern kitchen to include a range of base and eye level units incorporating stainless steel sink and drainer with complementary work tops. Double electric oven and hob with extractor an over. Tiled walls and flooring. Space for dishwasher, washer/dryer and fridge/freezer. uPVC double glazed window to rear.

BEDROOM TWO

Window to front. Storage cupboard

SECONDARY HALLWAY

5' 7" x 5' 10" (1.727m x 1.793m) uPVC double glazed window to front. Radiator. Laminate wood flooring. Doors to master bedroom, bathroom and separate WC.

MASTER BEDROOM

10' 2" x 11' 8" (3.110m x 3.565m) uPVC double glazed window to rear. Radiator. Loft access.

BATHROOM

5' 0" x 5' 4" (1.540m x 1.650m) Vanity enclosed wash hand basin and panelled bath with electric shower over. Fully tiled walls and floor. uPVC double glazed window to side. Ladder radiator.

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WC

Low level WC, uPVC double glazed window to side. Tiled splash backs and floor.

garage.

DOUBLE GARAGE

Two up and over garage doors. Light and power.

OUTSIDE

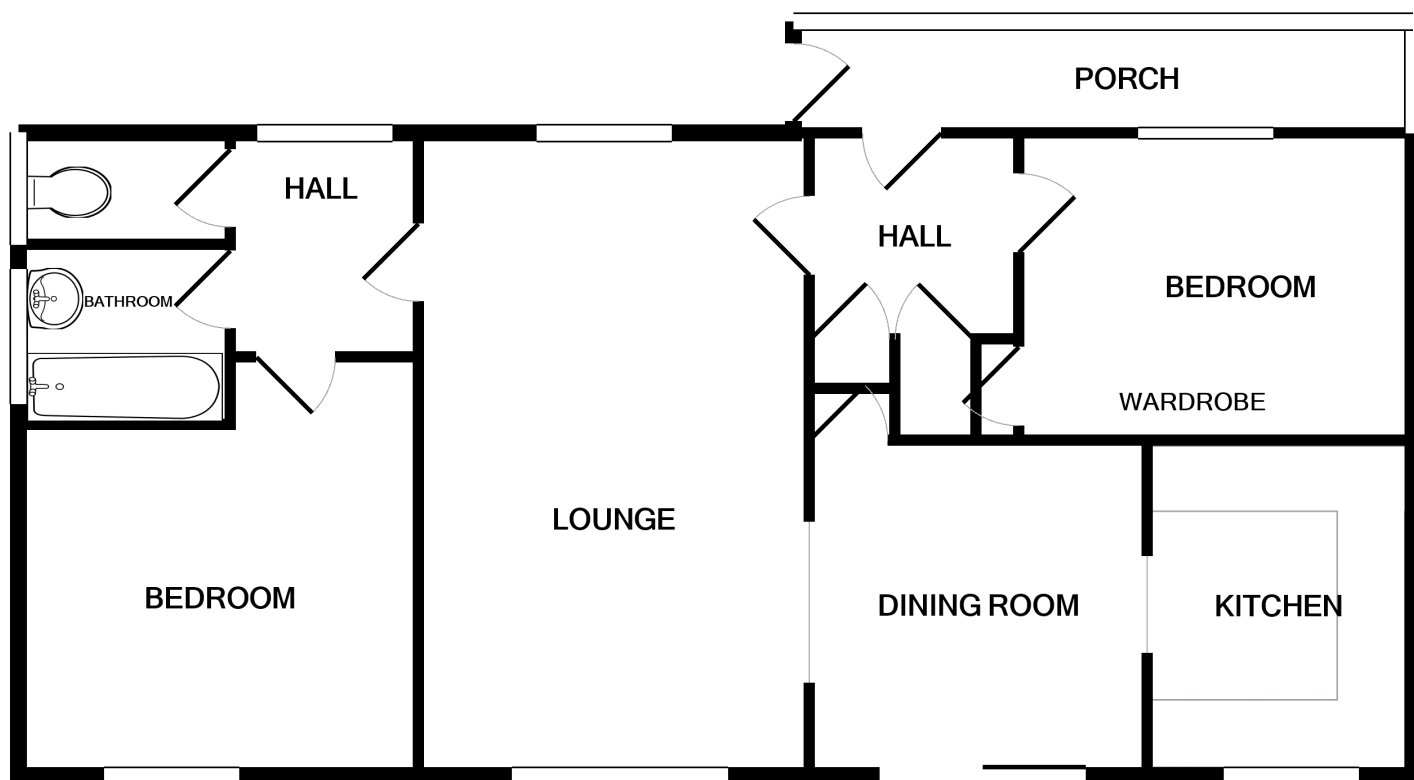
Large corner plot mainly laid to lawn.

REAR

Laid to lawn and paved patio. Boundary fence and hedge. Outside tap. Access to side garden behind



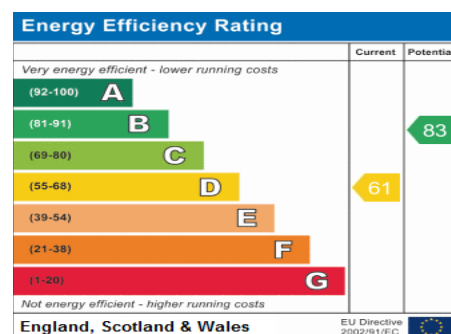
FLOORPLANS



TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.1 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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