



13 Ael-y-Bryn, Radyr

£500,000 Freehold

**** A UNIQUELY DESIGNED 'UPSIDE DOWN' STYLE DETACHED HOUSE ** FIVE BEDROOMS ** LARGE GARDEN **** A well proportioned five bedroom detached family house in the popular area of Radyr, being a short distance from amenities and transport links. Entrance hallway with large under stair storage cupboard, cloakroom, two good sized bedrooms, one with adjoined shower room, utility leading to additional storage room. To the first floor are three bedrooms, kitchen/diner, two reception rooms and a family bathroom. Hot air heating and double glazed windows. Delightful rear garden laid mainly to lawn with well stocked beds of plants and shrubs. EPC Rating: D

Council Tax band: F

Tenure: Freehold

ENTRANCE PORCH

Approached via upvc sliding doors with part obscured glass windows.

ENTRANCE HALLWAY

Upvc door with quad panes of obscured glass windows leading to spacious entrance hall. Doors leading to two bedrooms, utility room, under stair storage and wc.

BEDROOM ONE

Dimensions: 9' 3" x 11' 1" (2.82m x 3.39m). A good sized primary bedroom overlooking the entrance approach. Built in storage appointed along one wall.

BEDROOM TWO

Dimensions: 16' 0" x 8' 8" (4.89m x 2.66m). Another good sized bedroom. Window to front. Built in storage. Recessed spotlights. Door to shower room.

SHOWER ROOM

Dimensions: 5' 8"(max) x 5' 4" (1.73m x 1.64m). A white suite comprising of wash hand basin and shower cubicle. Full wall tiling. Electric shaver point. Extractor fan.

UNDERSTAIRS STORAGE

Spacious under stair storage cupboard housing gas powered hot air heating system.

CLOAKROOM

Dimensions: 5' 8" x 3' 3" (1.74m x 1.01m). A white suite comprising of low level wc and wash hand basin with storage below. Full wall tiling. Obscured glass windows leading to side.

UTILITY ROOM

Dimensions: 8' 9" x 4' 4" (2.69m x 1.33m). A range of base and eye level units appointed along one side below laminate worktops. Inset stainless steel sink with side drainer. Space for washing machine and separate drier. Tiled splashback areas. wood panelled ceilings. Door to side storage room.

STORAGE ROOM

Dimensions: 19' 10" x 5' 6" (6.07m x 1.68m). Additional storage room with upvc door to front. Velux window. Electricity.

FIRST FLOOR

LANDING

Approached via a single flight staircase leading to the central landing area. Access to roof space. Airing cupboard housing the hot water cylinder.

LOUNGE

Dimensions: 17' 4" x 14' 4" (5.29m x 4.37m). With patio doors to the large rear garden, an excellent sized primary reception. Feature fireplace with living flame gas fire. Door to sitting room/playroom.

SITTING ROOM/PLAYROOM

Dimensions: 14' 6" x 11' 2" (max)(4.43m x 3.41m). A versatile reception. Patio doors to rear patio. Additional window to rear. Pitched roof with velux window.

KITCHEN AND DINER

Dimensions: 25' 10" x 9' 2" (7.89m x 2.81m). Well appointed along the three sides in woodgrain finish fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring induction hob with cooker hood above. Integrated 'Neff' oven and grill. Integrated dishwasher. Integrated fridge. Window overlooking the front with views of Castle Coch. Tiled splash back. Additional window to side. Ample space for large family dining table and seating. Storage cupboard. Tiled flooring. Door to side.

BEDROOM THREE

Dimensions: 15' 1" x 9' 3" (4.62m x 2.83m). Overlooking the entrance approach and Castle Coch views, a further double bedroom. Range of fitted wardrobes and bedside drawers.

BEDROOM FOUR

Dimensions: 14' 2" x 10' 4" (4.34m x 3.17m). Aspect to side, a good sized double bedroom. Fitted wardrobes to one side.

BEDROOM FIVE

Dimensions: 9' 3" x 6' 0" (2.84m x 1.83m). Aspect to front, a versatile fifth bedroom currently utilised as a home office.

FAMILY BATHROOM

Dimensions: 6' 10" x 5' 9" (2.10m x 1.77m). White suite comprising low level wc, vanity wash basin with storage below, freestanding bath with central taps and shower mixer. Full wall tiling. Tiled flooring. Recessed spotlights. Obscured glass window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

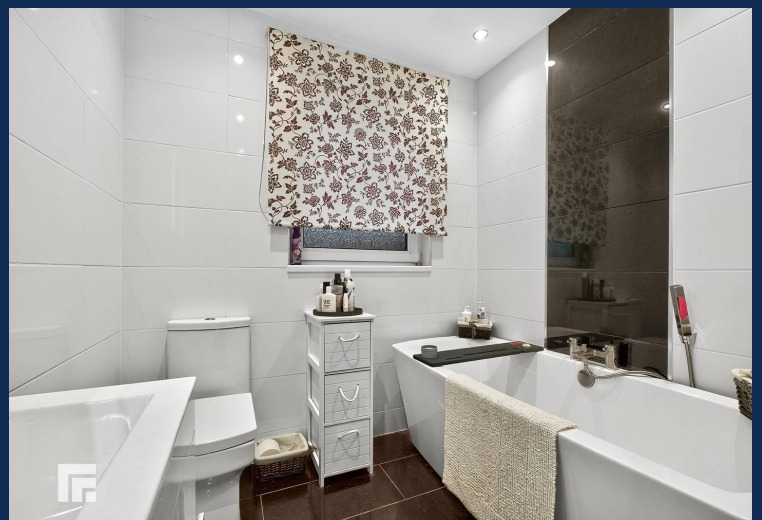
Enjoying a south westerly aspect, a delightful and sizeable rear garden comprising large paved patio with steps to a good sized area of lawn with further rear tired levels of paved patio relaxation. Enclosed by timber fencing and hedgerow. Access to side.

FRONT GARDEN

Area of lawn with inset shrubs. Two car side by side Keyblock driveway.









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