



19 Graig Lwyd, Radyr

£289,950 Freehold

A spacious two double bedroom semi detached family home in the popular area of Radyr, close to amenities and transport links. Entrance hallway, spacious lounge and a large kitchen and diner. To the first floor are two double bedrooms and a family bathroom. Gas central heating. Double glazing. Delightful, enclosed paved patio and lawned rear garden. Lawn to front. Driveway and carport to side. EPC Rating: tbc

Council Tax band: D

Tenure: Freehold

Entrance Hallway

Approached via an aluminium framed entrance door with obscured glass windows to upper and lower part. Under stairs storage cupboard. Doors to kitchen and door to lounge.

Lounge

16' 1" x 13' 1" (4.90m x 3.99m)

An excellent sized lounge with two windows to front. Feature fireplace. Staircase to first floor. Door to kitchen and diner. Radiator.

Kitchen/Diner

15' 11" x 8' 10" (4.84m x 2.69m)

Appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Matching range of eye level wall cupboards. Patio doors to rear garden. Window to rear. Space for large family dining table. Laminate flooring. Radiator. Wall mounted 'Baxi Solo' gas central heating boiler.

First Floor Landing

Approached via an easy rising staircase leading to the central landing area. Window to side. Large storage cupboard. Access to roof space.

Bedroom One

12' 10" x 10' 1" (3.92m x 3.07m)

With two windows overlooking the lawned front garden, an excellent sized primary bedroom. Wardrobe with sliding mirrored doors. Additional large storage cupboard. Radiator.

Bedroom Two

9' 0" x 8' 11" (2.75m x 2.71m)

Overlooking the delightful rear garden, a second double bedroom. Built in wardrobes with mirrored doors. Airing cupboard housing the hot water cylinder. Radiator.

Family Bathroom

6' 9" x 5' 6" (2.05m x 1.68m)

Comprising low level wc, wash hand basin, wood panelled bath with shower mixer tap. Wall tiling to splash back areas. Obscured glass window to rear. Radiator.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK