



5 Cwrt Ty-Mynydd, Radyr

£325,000 Freehold

A beautifully presented four bedroom end of terrace property in the sought after area Radyr, with a short walk to Radyr and Bryn Deri primary schools and Radyr Comprehensive. Entrance hallway, spacious lounge, open plan kitchen/dining/living room, WC and conservatory. To the first floor; primary bedroom, two further double bedrooms, family bathroom and fourth bedroom. Front and rear gardens. Single garage and allocated parking space. EPC Rating: TBC

Council Tax band: E

Tenure: Freehold

Entrance Hallway

Entered via a UPVC door with obscured glass and obscured glass side windows; a welcoming hallway. Built in understairs storage. Radiator. Doors to all rooms.

Cloakroom

4' 8" x 2' 7" (1.42m x 0.80m)

Low level WC and wall hung corner wash hand basin with twin chrome taps. Tiled splashback. Obscured glass window to front.

Lounge

21' 2" x 11' 6" (6.44m x 3.50m)

A spacious family lounge. Stone fireplace. Radiator. UPVC windows to front and rear.

Open Plan Kitchen/Diner/Living

21' 3" x 15' 4" (6.47m x 4.67m)

Appointed along three sides, eye and low level cupboards beneath wood effect laminate work surfaces. Stainless steel bowl sink with chrome mixer tap and side drainer. Space for fridge freezer, plumbing for washing machine and space for tumble dryer. Free standing cooker to remain. Ample space for dining room table and chairs and sitting room furniture. Tiled splashbacks. Radiator. UPVC windows to rear and side. UPVC door with obscured glass window to rear. Sliding doors into conservatory.

Conservatory

11' 1" x 8' 3" (3.39m x 2.51m)

UPVC double glazed windows to front and both sides. Door opening into front garden.

First Floor Landing

Built in storage cupboard housing 'BAXI' combi boiler. Doors to all rooms.

Bedroom One

21' 2" x 7' 3" (6.45m x 2.20m)

A primary double bedroom. Built in wardrobes to one side. Radiator. UPVC window to front and rear.

Bedroom Two

10' 7" x 9' 6" (3.22m x 2.89m)

A second double bedroom. Built in wardrobes. Radiator. UPVC window to rear.

Bedroom Three

9' 4" x 9' 3" (2.85m x 2.83m)

A third double bedroom. Radiator. UPVC window to rear.

Bedroom Four

8' 3" x 7' 6" (2.52m x 2.28m)

A fourth bedroom. Built in wardrobes to one side. Radiator. UPVC window to front.

Family Bathroom

5' 3" x 5' 11" (1.59m x 1.81m)

Grey suite; low level WC, pedestal wash hand basin with twin chrome taps, bath with twin chrome taps and 'MIRA' electric shower. Chrome heated towel rail. Obscured glass window to front. Access to roof space.

Additional Information

Maintenance charge £44 a month approx.

AML

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.





REAR GARDEN

Paved patio area with metal pergola. Outside tap.
Communal, stone pathway with mature trees.

FRONT GARDEN

Bordered by mature hedges, paved pathway leading to
block work patio. Area laid to lawn. Mature trees and
shrubs. Communal pathway to side for access to rear.

GARAGE

Single Garage

Single garage with up and over door.

ALLOCATED PARKING

1 Parking Space

One allocated parking space opposite garage. (end
space)



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
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