





4 Maes-y-Bryn, Radyr

£430,000 Freehold

A beautifully presented, three double bedroom detached bungalow in the sought after area of Radyr. Entrance porch, entrance hallway, modern bathroom, spacious family lounge, dining room and kitchen. Inner hallway leads to primary bedroom with en suite wet room, two further double bedrooms and shower room. Well maintained side and front garden. Landscaped south facing rear garden. EPC rating: C

Council Tax band: TBD

Tenure: Freehold

ENTRANCE PORCHWAY
Approached via a uPVC entrance door leading to the entrance porchway. Two windows to front. Tiled flooring.

ENTRANCE HALL
Approached via a uPVC entrance door leading to the hallway. Door to dining room. Door to bathroom. Radiator.

FAMILY BATHROOM
Dimensions: 8' 0" x 5' 3" (2.46m x 1.61m). Quality white suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower mixer tap. Tiled splash back. Storage cupboard with shelving. Tiled flooring. Extractor fan. Chrome heated towel rail.

LOUNGE
Dimensions: 19' 4" x 11' 4" (5.91m x 3.47m). A good sized family lounge. Gas fire with granite mantlepiece and hearth. Radiator. Obscured glass window to rear. Sliding uPVC doors to front. Vaulted ceiling. Archway through to dining room.

DINING ROOM
Dimensions: 10' 8" x 10' 5" (3.27m x 3.18m). A family dining room with ample space for dining table. Obscured glass window to rear. Skylight. Door to kitchen.

KITCHEN
Dimensions: 15' 7" x 11' 4" (4.77m x 3.47m). Appointed along three sides with breakfast bar, high and low level cupboards beneath laminate work surfaces, stainless steel 1.5 bowl sink with black/chrome mixer tap and side drainer, integrated 5 ring gas hob, two integrated single ovens, integrated low level fridge and freezer, integrated dishwasher and integrated washing machine. Tiled splashbacks and tiled flooring. Radiator. uPVC window to side. Additional uPVC window and obscured glass uPVC door to other side leading into rear garden.

INNER HALLWAY
uPVC window to side. Access to roof space. Doors to bedrooms and shower room.

BEDROOM ONE
Dimensions: 13' 5" x 11' 7" (4.10m x 3.54m). A spacious primary bedroom. Fitted wardrobes to one side. Radiator. uPVC wide to side. Door to en-suite.

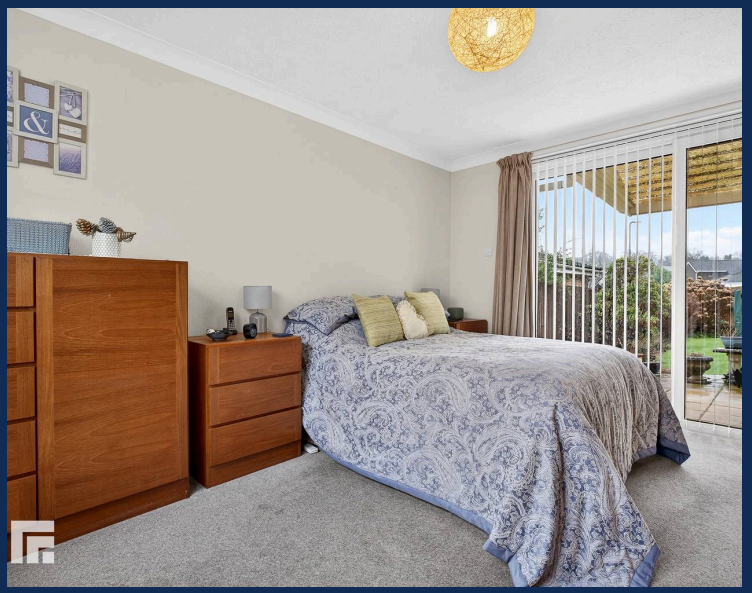
ENSUITE WETROOM
Dimensions: 7' 5" x 5' 6" (2.28m x 1.7m). Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Shower with glass shower screen. Radiator. Tiled walls. Patterned tiled flooring. Obscured glass window to side.

BEDROOM TWO
Dimensions: 13' 10" x 11' 0" (4.23m x 3.36m). A second double bedroom. Radiator. uPVC window to front. Sliding doors opening into the rear garden.

BEDROOM THREE
Dimensions: 10' 9" x 8' 8" (3.29m x 2.66m). A third double bedroom. Fitted wardrobes to one side. Radiator. uPVC window to rear.

SHOWER ROOM
Dimensions: 5' 10" x 4' 4" (1.79m x 1.33m). Modern white suite; low level WC, wash hand casing with chrome mixer tap and vanity, corner shower cubicle with chrome shower and glass sliding doors. Tiled walls. Tiled flooring. Chrome heated towel rail. 4 Maes Y Bryn









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