

27 Woodfield Avenue,

Radyr, Cardiff, CF15 8EF



Estate Agents and
Chartered Surveyors

Asking Price Of

£395,000



Semi-Detached Property

3

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1

2

Property Description

**** LARGE CORNER PLOT ** THREE BEDROOM SEMI DETACHED FAMILY HOME ** NO CHAIN **** A bright and spacious three bedroom semi detached family home located on a large corner plot enjoying a large side and rear garden, located in the sought after area of Radyr on a quiet close. Entrance porch, hallway, spacious lounge, dining room, kitchen. To the first floor are three good sized bedrooms and a separate family bathroom. Gas central heating, double glazing. Large lawn and paved rear and size garden. Driveway to rear leading to garage. EPC Rating; TBC

Tenure Freehold

Council Tax Band F

Floor Area Approx 929 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 Motorway.

ENTRANCE PORCHWAY

Approached via a uPVC entrance doorway. Tiled flooring.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the entrance hallway. Staircase to first floor. Understairs storage cupboard. Radiator.

LOUNGE

13' 3" x 13' 2" (4.04m x 4.02m)
Overlooking the entrance approach with large picture window. Feature gas fire. Radiator.

DINING ROOM

10' 5" x 10' 1" (3.18m x 3.08m)
With patio doors to the rear garden, door to kitchen. Sliding doors to lounge. Ample space for large family dining table. Radiator.

KITCHEN

10' 4" x 10' 0" (3.17m x 3.06m)
Well appointed along three sides in wood finish fronts beneath round nosed worktop surfaces. Inset 1.5 bowl sink with side drainer. Space for fridge and freezer. Inset four ring hob with cooker hood above and oven below. Matching eye level cupboards. Window to side and rear. Door to rear. Tiled splash back. Tiled flooring.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area with large window to side. Access to roof space.

BEDROOM ONE

13' 2" x 11' 7" (excel wardrobes) (4.03m x 3.54m)
An excellent sized principal reception overlooking the quiet close. Range of fitted wardrobes. Radiator.

BEDROOM TWO

13' 4" x 10' 4" (4.07m x 3.16m)
Overlooking the delightful rear garden, a second double bedroom. Radiator.

BEDROOM THREE

8' 11" x 8' 6" (2.74m x 2.61m)
Overlooking the entrance approach, a good sized third bedroom. Radiator. Cupboard housing the 'Worcester' combi gas central heating boiler.

FAMILY BATHROOM

6' 9" x 6' 6" (2.07m x 2.00m)
Comprising low level wc, wash hand basin, tile panelled bath with 'Triton' electric shower above, swivel shower screen. Obscured glass window to rear. Tiled splash back. Radiator.

OUTSIDE

REAR AND SIDE GARDEN

An excellent sized rear and side garden enjoying a westerly aspect, comprising paved patio and lawn with borders of plants and shrubs. Timber storage shed. Access to outside cloakroom with low level wc, pathway to side and rear with timber gate access. Enclosed by timber fencing.

FRONT GARDEN

Lawn to front and pathway to front door and side access.

GARAGE

17' 0" x 8' 5" (5.20m x 2.57m)
With up and over access door.

DRIVEWAY

Driveway to rear leading to garage.

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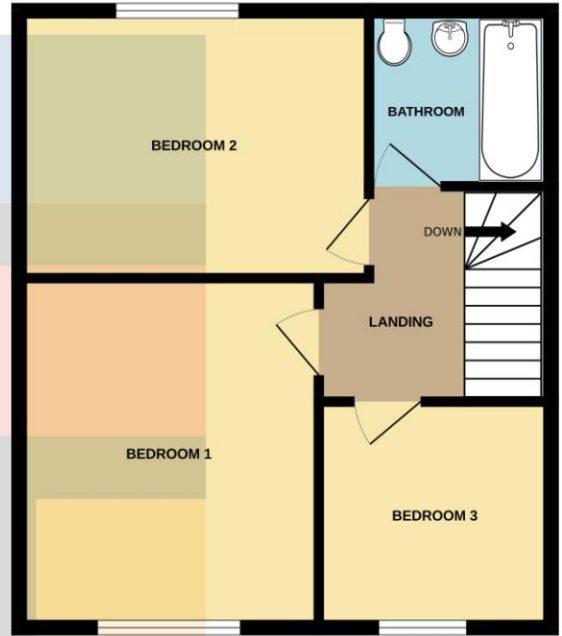


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GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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