

**20 CEFN COCH**  
**RADYR**  
**CARDIFF CF15 8BJ**

OFFERS IN EXCESS OF  
**£250,000**



**SEMI-DETACHED BUNGALOW**



**2**



**1**



**1**



**1**

**\*\* TWO BEDROOM SEMI DETACHED BUNGALOW \*\* IN A DESIRABLE CLOSE \*\* NO CHAIN \*\*** A two bedroom semi detached bungalow in a desirable quiet cul-de-sac in the sought after area of Radyr. Entrance hallway, L-shaped Lounge and diner, neat fitted kitchen, two bedrooms and a modern shower room. Gas central heating. Double glazing. Lawned front and rear gardens with additional enclosed paved garden to the rear. Long driveway leading to the garage. No Chain. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 704 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in this popular Cardiff suburb. Radyr is well served by local amenities to include shops, golf club and other recreational facilities. Regular public transport facilities by means of both bus and train. There are excellent schools at all levels and the property lies within the catchment area for Radyr Comprehensive School. Access to the A470 and M4 motorway is a short distance away.

#### ENTRANCE HALLWAY

Approached via a uPVC double glazed entrance door leading to the entrance hallway. Airing cupboard housing the combi gas central heating boiler. Access to roof space. Radiator.

#### LOUNGE AND DINER

20' 9" x 20' 1" (6.35m x 6.14m)  
A large L-shaped room with ample seating and dining space. Two windows to rear overlooking the lawned garden. Three radiators.

#### KITCHEN

9' 1" x 8' 4" (2.79m x 2.55m)  
With units and worktops to two sides. Inset stainless steel sink with side drainer. Inset four ring hob. Integrated oven and grill. Space for fridge freezer. Plumbing for washing machine. Upvc double glazed door to side. Window to side. Radiator.

#### BEDROOM ONE

13' 1" x 10' 8" (3.99m x 3.27m)  
Overlooking the lawned front, an excellent sized primary bedroom. Radiator. Built in wardrobe. Airing cupboard with radiator.

#### BEDROOM TWO

9' 1" x 8' 4" (2.78m x 2.55m)  
Aspect to front. Radiator.

#### SHOWER ROOM

6' 3" x 5' 4" (1.92m x 1.64m)  
Comprising low level wc, wash hand basin, walk in shower cubicle with cubicle with fold out seat. Full wall tiling. Obscured glass window to side. Chrome heated towel rail.

#### OUTSIDE

##### REAR GARDEN

Enclosed paved patio garden to rear with rear gate leading to steps onto Bryn Derwen Road. There is also a large area of lawn which could be enclosed to create a much larger rear garden.

##### FRONT GARDEN

Area of lawn to front. Paved steps and path to front door.

##### DRIVEWAY

Long driveway leading to garage.

##### GARAGE

17' 0" x 8' 6" (5.20m x 2.60m)  
Single garage with electric up and over access door. Power and lighting. Window to rear.

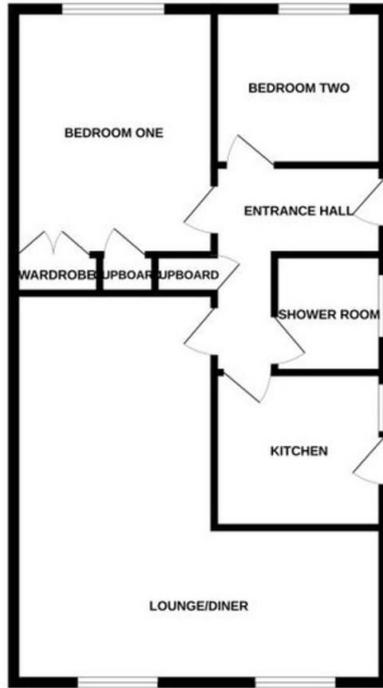


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GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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 elements 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 condition or efficiency can be given. Plans are shown for reference only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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

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