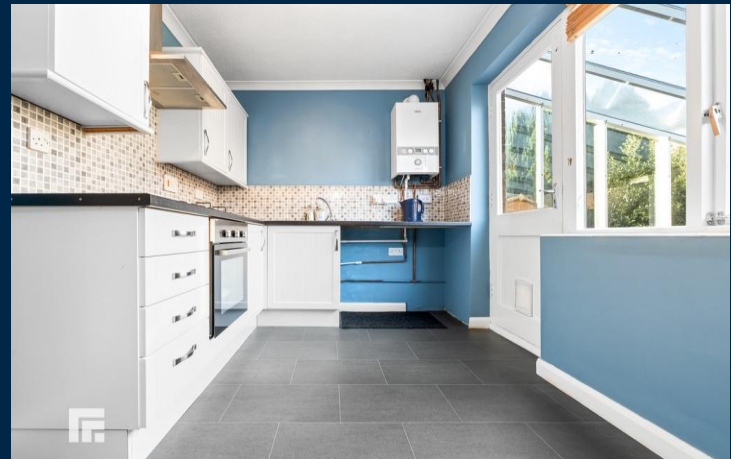
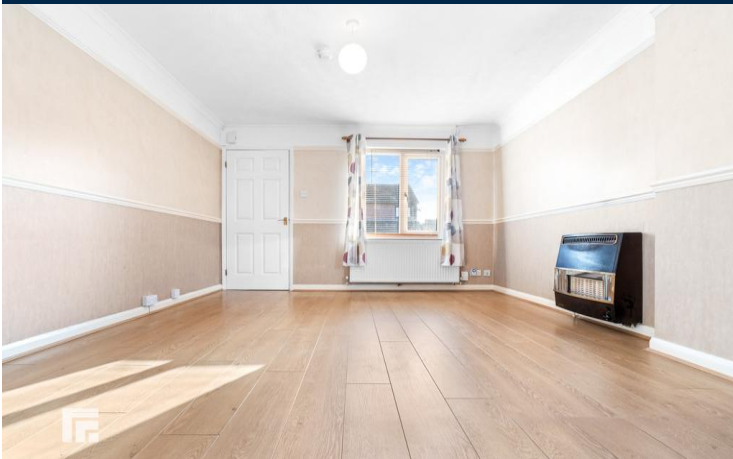




13 CRANWELL CLOSE
RADYR WAY
CARDIFF CF5 2EY

ASKING PRICE OF
£250,000



SEMI-DETACHED HOUSE



2



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1



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TENURE: FREEHOLD

COUNCIL TAX BAND: TBC

FLOOR AREA APPROX: 669 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****SEMI DETACHED PROPERTY**TWO DOUBLE BEDROOMS**DRIVEWAY** A beautifully presented two bedroom semi detached property. Entrance porch with door leading to a spacious lounge/dining room, kitchen with space for small dining table and garden room with sliding door into rear garden. To the first floor, a good sized principal bedroom, family bathroom and second double bedroom. Front, side and level rear garden with timber shed. Driveway currently with parking for two vehicles with potential to extend for more vehicles. EPC rating: D**

LOCATION

This property is situated in a much sought after residential area and well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, train station and regular bus services to the City Centre and surrounding areas. There is also a leisure Centre close by which offers a variety of sporting facilities.

ENTRANCE

ENTRANCE PORCH

3' 6" x 3' 6" (1.08m x 1.08m)

Entered via a uPVC door to side, quality laminate flooring. Door through to lounge/dining room.

LOUNGE/DINING ROOM

17' 1" x 11' 10" (5.22m x 3.61m)

A good sized open plan lounge/dining room. Quality wood effect laminate flooring and gas fire. Space for dining room table. Radiator. Window to front. Additional window to side. Staircase with spindled bannister and wooden fixed handrail leading to first floor. Door to kitchen.

KITCHEN

11' 9" x 7' 6" (3.60m x 2.31m)

Appointed along two sides, white eye and low level cupboards beneath laminate worktops. Stainless steel sink with drainer and chrome mixer tap, integrated four ring gas hob, integrated single oven and extractor hood. Space for fridge freezer. Space for washing machine and space for slimline dishwasher. Wall hung 'Ideal' combi boiler. Tiled splashbacks.

GARDEN ROOM

10' 4" x 8' 2" (3.16m x 2.5m)

A light, spacious garden room, glass windows and glass roof with sliding door opening into the rear garden.

FIRST FLOOR

LANDING

Access to loft. Doors to bedrooms and bathroom.

BEDROOM ONE

11' 9" x 8' 3" (3.60m x 2.53m)

A good sized principal bedroom. Radiator. Original wooden flooring. uPVC window to side.

BEDROOM TWO

11' 10" x 7' 6" (3.62m x 2.31m)

A second double bedroom. Built in storage cupboard. Radiator. Original wood flooring. uPVC window to side.

FAMILY BATHROOM

8' 6" x 4' 10" (2.61m x 1.49m)

White suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and electric shower. Radiator. Tiled splashbacks. uPVC Obscured glass window to side.

OUTSIDE

REAR GARDEN

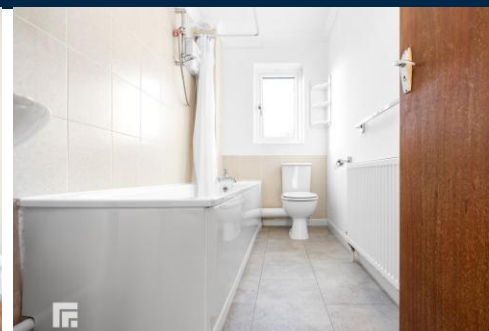
Laid to lawn, a level garden bordered by mature shrubs and timber fence. Wooden shed. Outside tap. Paved patio area leading to side gates for access to driveway. (Could extend driveway further back)

FRONT

Well maintained front garden with stone area ideal for potted plants. Paving stones leading to front door. Wood chipping side garden. Driveway with parking for up to two vehicles.



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GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.2 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 for 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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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