



58 DAN-Y-BRYN AVENUE
RADYR
CARDIFF CF15 8DD

ASKING PRICE OF
£599,950



DETACHED BUNGALOW



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TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,427 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** RECENTLY REFURBISHED ** SPACIOUS DETACHED BUNGALOW WITH LARGE DETACHED GARDEN ROOM **** A delightful, recently refurbished three bedroom detached bungalow in the sought after area of Radyr, being a short distance from Radyr Golf Club, other local amenities and transport links. The property comprises of, Entrance hall, spacious lounge, kitchen/breakfast room, utility room, dining room, shower room three bedrooms, one with en-suite shower room. Gas central heating, well presented rear garden with garden room/office. Double garage. EPC Rating: C.

hob with extractor hood over. Two electric Neff ovens including microwave oven with plate warmer. Integrated Neff dishwasher and two fridge/freezers. Tiled splash backs. LVT (Luxury Vinyl Tile) flooring. Cupboard housing gas combination boiler. Spotlights. uPVC double glazed window and newly fitted external door to side. Door to dining room and opening to utility room.

UTILITY ROOM

5' 9" x 3' 8" (1.77m x 1.14m)

Plumbing for washer/dryer. LVT flooring. uPVC double glazed window to side.

DINING ROOM

11' 10" x 11' 10" (3.63m x 3.61m)

uPVC double glazed window to front. LVT flooring. Radiator. Ample space for large family dining table.

SHOWER ROOM

9' 8" x 6' 3" (2.97m x 1.91m)

A stylish suite to include low level WC, bidet, vanity enclosed wash hand basin and double shower with handheld attachment and glass screen. Fitted wall units. Underfloor heating. Tiled splash backs. Spotlights and extractor fan. Dual fuel ladder radiator. Shaver point.

BEDROOM ONE

19' 10" x 14' 0" (6.06m x 4.29m)

A large bedroom suite to include uPVC double glazed French doors to rear. Fitted 'Hammonds' wardrobes. Two radiators. Spotlights. Doors to en-suite and dressing room/study.

DRESSING ROOM/STUDY

9' 6" x 5' 8" (2.90m x 1.73m)

With windows to side and rear. Radiator.

ENSUITE

9' 6" x 5' 6" (2.92m x 1.69m)

Walk-in electric shower with separate handheld attachment and glass screen. Low level WC and vanity enclosed wash hand basin. Tiled splash backs. Dual fuel ladder radiator. Shaver point. uPVC double glazed window to side. Spotlights and extractor fan. Underfloor heating.

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE

Driveway to tandem garage with pathway to main side door and rear garden. Front garden is mainly laid to lawn with shrub borders.

HALLWAY

11' 10" x 5' 11" (3.62m x 1.81m)

Entered via newly fitted composite door with matching double glazed side windows into hallway. Feature glazed pocket door to lounge plus doors to kitchen, three bedrooms and shower room. Spotlights. Radiator.

LOUNGE

19' 10" x 11' 10" (6.07m x 3.62m)

Feature full height uPVC double glazed window to front. Glazed double doors to dining room. Gas fire with limestone surround and hearth. Spotlights. Radiator.

KITCHEN/BREAKFAST ROOM

14' 9" x 12' 8" (max) (4.51m x 3.88m)

A beautifully presented, 'Leekes' kitchen, fitted with a wide range of base, eye level and larder units incorporating double bowl stainless steel sink and drainer with complementary work surfaces/breakfast bar. Fitted induction



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BEDROOM TWO

16' 7" x 11' 11" (5.08m x 3.64m)

Another spacious bedroom with uPVC double glazed window overlooking the rear garden. Radiator. Spotlights.

BEDROOM THREE

9' 10" x 8' 6" (3.02m x 2.60m)

uPVC double glazed window to side. Radiator. Spotlights.

OUTSIDE

REAR GARDEN

A well presented garden with newly laid patio, mainly laid to lawn. Mature tree, hedge and shrub borders. Boundary fence. Outside tap. Access to the superb Garden Room/Office.

GARDEN ROOM/OFFICE

16' x 10' (4.88m x 3.05m)

Wooden French doors and windows to front and side. Cedar cladding. Light and power.

GARAGE

31' 2" x 9' 5" (9.52m x 2.89m)

A double, tandem garage with up and over garage door. Light and power. uPVC pedestrian door and two double glazed windows to side.



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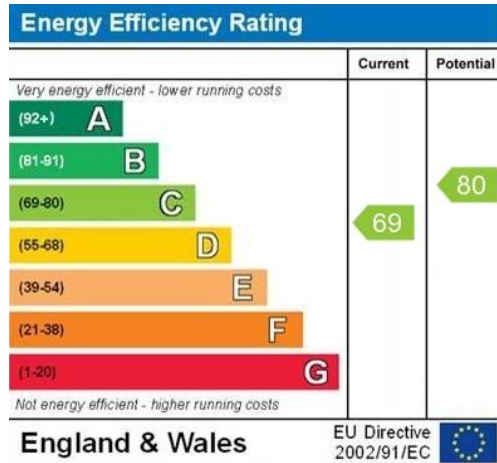
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GROUND FLOOR
1427 sq.ft. (132.6 sq.m.) approx.



TOTAL FLOOR AREA: 1427 sq.ft. (132.6 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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