

22 Duxford Close,  
Radyr Way, Cardiff, CF5 2PR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£225,000**



Semi-Detached House



# Property Description

**\*\* TWO BEDROOM SEMI-DETACHED IN CUL-DE-SAC LOCATION \*\* NO CHAIN \*\*** MGY are pleased to offer this two bedroom semi-detached home with driveway situated in cul-de-sac location in Radyr Way, Close to Danescourt, Fairwater and Radyr. The accommodation briefly comprises; entrance porch, lounge/dining room and kitchen. To the first floor are two double bedrooms and bathroom. Outside are side and rear gardens. Driveway. EPC: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 600 sq ft

Viewing Arrangements  
Strictly by appointment

## 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

Entered via driveway and pathway to front door. Gated access to rear garden and further driveway.

## PORCH

3' 5" x 2' 10" (1.06m x 0.87m)  
Entered via uPVC double glazed door into porch. Door into:

## LOUNGE/DINER

18' 7" x 11' 2" (5.68m x 3.42m)  
An open-plan kitchen/diner with uPVC double glazed window to front. Stairs to first floor with under stair cupboard. Two radiators. Door to kitchen.

## KITCHEN

11' 1" x 6' 7" (3.40m x 2.02m)  
Fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for fridge, freezer and cooker. Radiator. Tiled splashbacks. uPVC double glazed window and external door to rear.

## FIRST FLOOR

### LANDING

Doors to two bedrooms and bathroom. Loft access.

### BEDROOM ONE

11' 2" x 10' 7" (3.42m x 3.24m)  
uPVC double glazed window to rear. Fitted storage cupboard.

Radiator.

### BEDROOM TWO

11' 2" x 8' 1" (3.42m x 2.47m)  
uPVC double glazed window to front. Radiator.

### BATHROOM

5' 11" x 5' 0" (1.82m x 1.54m)  
Fitted with a low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled walls. uPVC double glazed window to side. Radiator.

### OUTSIDE

#### REAR

Laid to lawn with stone chip patio leading to side garden with garden shed or alternatively used as additional driveway. Raised decking. Boundary fence with gated access to front. Outside tap and lighting.

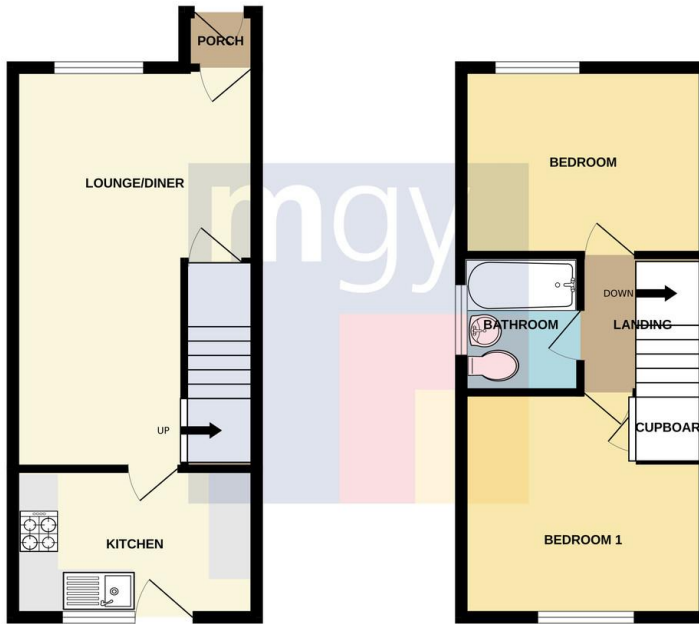
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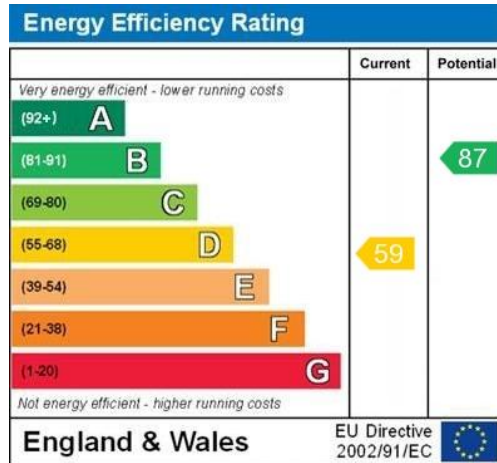
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GROUND FLOOR

1ST FLOOR



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