

7 Caer Graig,

Radyr, Cardiff, CF15 8RD



Estate Agents and
Chartered Surveyors

Asking Price Of

£269,950



Detached Bungalow



Property Description

**** TWO BEDROOM DETACHED BUNGALOW **
GARAGE ** NO CHAIN **** A sought after two bedroom detached bungalow in the popular area of Radyr, being a short distance from amenities and transport links. Entrance hallway with storage, spacious lounge, conservatory, neat fitted kitchen, two bedrooms and a family shower room. Gas central heating, double glazed windows. Low maintenance rear garden. Driveway to rear leading to the garage. No chain. EPC Rating: tbc.

Tenure Freehold

Council Tax Band E

Floor Area Approx 680 sq ft

Viewing Arrangements
Strictly by appointment

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 PORCH

Approached via a uPVC entrance door.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the spacious entrance hallway. Access to roof space. With three storage cupboards, one of which houses the 'Worcester' combi gas central heating boiler.

SHOWER ROOM

Comprising low level wc, wash hand basin, shower with disability seat. Tiled walls. Tiled flooring. Radiator. Window to side.

LOUNGE

16' 9" x 11' 0" (5.12m x 3.37m)
A good sized reception with patio doors to conservatory. Feature fireplace. Radiator.

CONSERVATORY

9' 7" x 7' 11" (2.93m x 2.42m)
UPVC double glazed conservatory overlooking the rear garden. French doors to patio. Laminate flooring.

KITCHEN

8' 7" x 8' 5" (2.63m x 2.58m)
Units and worktops to three sides. Inset stainless steel sink with side drainer. Inset cooker. Matching eye level wall cupboards. Tiled splashback. Tiled floor. UPVC door and window to rear. Radiator.

BEDROOM ONE

11' 4" x 9' 9" (3.47m x 2.98m)
Overlooking the front. Range of fitted bedroom furniture and built in wardrobe. Radiator.

BEDROOM TWO

9' 11" x 8' 4" (3.04m x 2.55m)
Aspect to front, a good sized second bedroom. Radiator. Built in cupboard with shelving and housing the gas meter. (Currently being used as a dining room).

OUTSIDE

REAR GARDEN

Low maintenance rear garden with gate to side. Conifer hedgegrow, patio and area of decorative stone. Paved pathway to rear gate leading to driveway. Outside tap.

FRONT GARDEN

Lawn to front with paved pathway to front door.

GARAGE

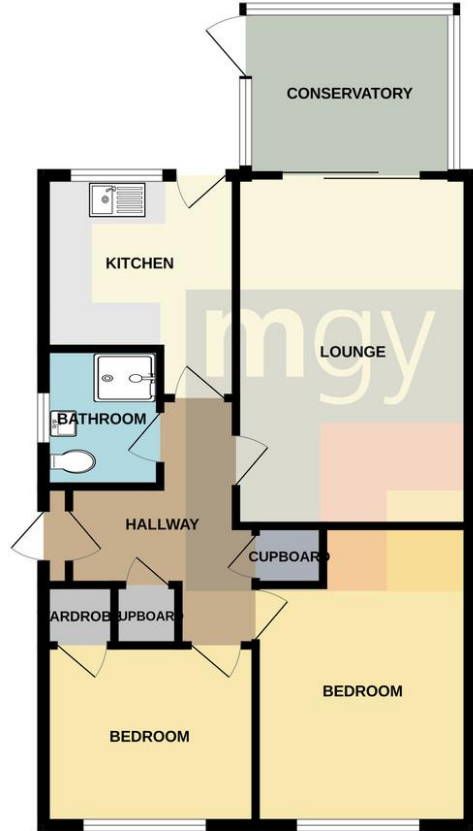
Single garage located to the rear of the property. With up and over access door. Window to side.

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GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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 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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EPC to be inserted here

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