



**11 BURGESS CLOSE**  
**RADYR**  
**CARDIFF CF15 8GP**

ASKING PRICE OF  
**£399,950**



**SEMI-DETACHED PROPERTY**



**3**



**2**



**3**



**1**

**\*\* THREE BEDROOM SEMI DETACHED \*\***  
**SOUTH WEST FACING REAR GARDEN \*\*** A beautifully presented Redrow built 'Ludlow' design three bedroom semi-detached family house in the popular area of Radyr, being a short distance from amenities and transport links. Entrance hallway, cloakroom, spacious lounge, modern kitchen and dining room with integrated appliances and utility cupboard. To the first floor are three good sized bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. Delightful south west facing rear garden comprising large paved patio and artificial lawn. Two car side by side driveway to front. EPC rating: B

#### LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

#### ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious hallway. Staircase to first floor. Under stairs storage cupboard. Amtico flooring. Radiator.

#### CLOAKROOM

Quality white suite comprising low level WC, wash hand basin. Amtico flooring. Tiled splashback. Obscured glass window to front. Radiator.

#### LOUNGE

15' 8" x 10' 11" (4.80m x 3.35m)  
An excellent sized reception with large window to front. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND:

FLOOR AREA APPROX : 954 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

#### KITCHEN/DINER

18' 0" x 11' 4" (5.50m x 3.46m)

With modern kitchen well appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset 1.5 bow stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above. Two integrated 'AEG' ovens. Integrated fridge/freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splashback. Ample space for large family dining table. Double opening french doors to the delightful south west facing rear garden. Panelled wall to one side. Utility cupboard with plumbing for washing machine. Amtico flooring. Radiator. Recessed spotlights.

#### FIRST FLOOR

##### LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space. Large over stairs airing cupboard housing the 'Ideal Logic' gas central heating boiler.

##### BEDROOM ONE

11' 4" x 11' 1" (3.46m x 3.39m)

Overlooking the quiet close and entrance approach, a good sized primary bedroom. Two sets of fitted 'Hammond' wardrobes. Radiator. Door to ensuite.

##### ENSUITE SHOWER ROOM

Quality ensuite shower with white suite comprising low level WC, wash hand basin, double width shower cubicle with sliding glass door and chrome shower. Tiled splashback. Electric shaver point. Amtico flooring. Extractor fan. Chrome heated towel rail.

##### BEDROOM TWO

13' 10" x 11' 1"(max) (4.23m x 3.38m)

An excellent sized second bedroom with delightful elevated views to the rear. Radiator.



# 11 BURGESS CLOSE, RADYR, CARDIFF CF15 8GP

## BEDROOM THREE

8' 7" x 8' 5" (2.63m x 2.58m)

Aspect to rear, a good sized third bedroom. Radiator.

## FAMILY BATHROOM

6' 7" x 5' 6" (2.01m x 1.69m)

Quality family bathroom with white suite comprising low level WC, wash hand basin, panelled bath with chrome shower above and swivel glass shower screen. Wall tiling to splash back areas. Obscured glass window to front. Electric shaver point. Recessed spotlights. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

A beautifully presented south west facing rear garden comprising large paved patio leading onto an area of artificial lawn. Enclosed by timber fencing. Side access with gate. Outside tap. Outside power point.

### FRONT GARDEN

Shrubs to borders. Paved pathway to front door. Two car side by side driveway.

## ADDITIONAL INFORMATION

Management Fee - approx. £240 per annum - not payable yet as site still being developed.



11 BURGESS CLOSE, RADYR, CARDIFF CF15 8GP

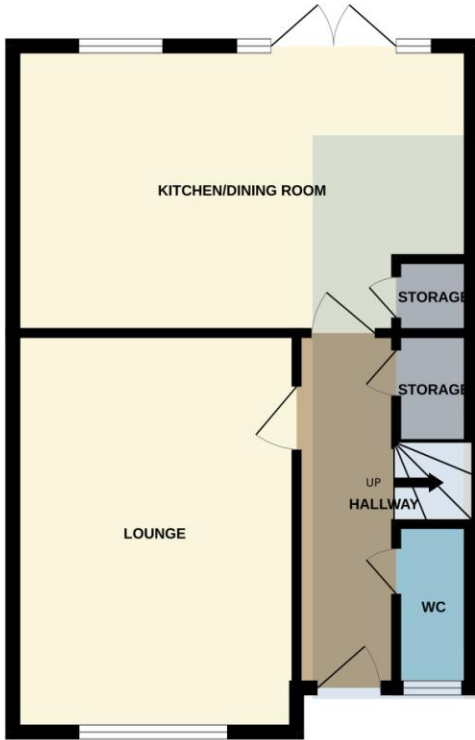


11 BURGESS CLOSE, RADYR, CARDIFF CF15 8GP

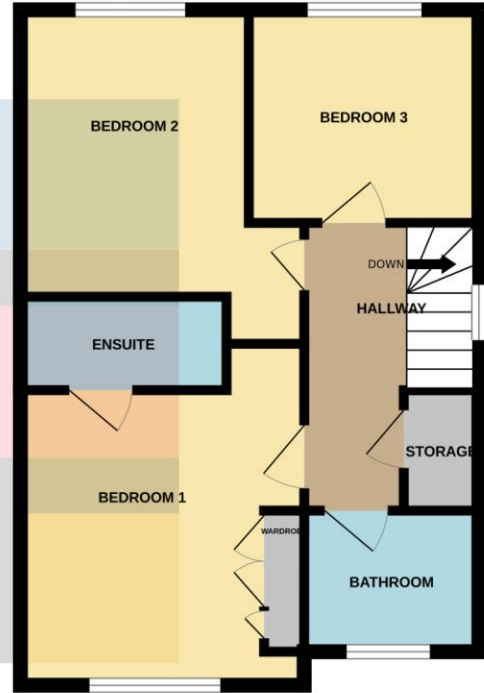


# 11 BURGESS CLOSE, RADYR, CARDIFF CF15 8GP

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**