



9 JUNCTION TERRACE
RADYR
CARDIFF CF15 8ED

ASKING PRICE OF
£450,000



MID TERRACE PROPERTY



4



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**** EXTENDED FOUR DOUBLE BEDROOM COTTAGE ** SOUGHT AFTER LOCATION ** NO CHAIN **** An idyllic and beautifully presented double fronted mid link cottage built approx 1864, having been extended but retaining many original features, in the sought after village of Radyr, close to amenities and transport links including Radyr train station. Entrance porch, hallway, lounge, large open plan kitchen and dining room, utility room and a ground floor shower room. To the first floor are four double bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Front garden with well stocked beds and a delightful westerly facing rear garden which is owned on a 999 year lease from 1864. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: TBC

VIEWING: 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 PORCHWAY

Approached via a timber panelled entrance door leading to the entrance porchway.

ENTRANCE HALLWAY

Approached via a wood panelled front door with inset obscured glass windows leading to the entrance hallway. Staircase to first floor. Doors to lounge and kitchen/diner.

LOUNGE

14' 11" x 11' 9" (4.55m x 3.59m)

Overlooking the delightful front garden, a good sized primary reception. Laminate flooring. Radiator.

KITCHEN AND DINER

30' 6" x 18' 9" (max) (9.31m x 5.74m)

An excellent sized open plan kitchen and diner with modern fitted kitchen along two sides. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above. integrated oven. Integrated microwave. Space for fridge freezer. Matching range of eye level wall cupboards. Window overlooking the rear garden. French doors with rear access. Tiled flooring to kitchen area. Doors to utility room and ground floor shower room. There is a large family dining area with window to front. Laminate flooring to dining area. Under stairs storage cupboard.

UTILITY ROOM

6' 1" x 4' 7" (1.86m x 1.42m)

With worktops and units to two sides. Inset stainless steel sink. Tiled flooring. Play king for washing machine.

GROUND FLOOR SHOWER ROOM

8' 6" x 6' 0" (2.60m x 1.85m)

Modern white suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower. Cupboard housing the 'Worcester' gas central heating boiler.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

BEDROOM ONE

14' 8" x 8' 10" (4.49m x 2.70m)

Overlooking the delightful front garden, a good sized primary bedroom. Built in wardrobe. Door to ensuite. Radiator.

ENSUITE SHOWER ROOM

6' 9" x 6' 0" (2.07m x 1.83m)

Modern white suite comprising low level wc, wash hand basin, corner shower cubicle with 'Mira' shower above. Tiled flooring. Full wall tiling. Obscure glass window to front. Extractor fan. Heated towel rail.

BEDROOM TWO

14' 7" x 10' 0" (4.45m x 3.06m)

Overlooking the attractive front garden, a good sized second double bedroom. Radiator.

BEDROOM THREE

13' 10" x 9' 5" (4.23m x 2.89m)

A further double bedroom with french doors opening to the Juliet balcony overlooking the rear garden and open field to the rear. Radiator.



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BEDROOM FOUR

10' 5" x 10' 1" (3.18m x 3.08m)

Aspect to rear, a fourth double bedroom. Radiator.

FAMILY BATHROOM

Modern white suite comprising low level wc, wash hand basin, p-shaped bath with chrome shower above and glass swivel shower screen. Full wall tiling. Extractor fan. Heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a westerly aspect. Keyblock patio and lawned with inset plants and shrubs. Access to garage. Backing onto open field housing alpacas and lamas. Please note the rear garden is owned in a 999 year lease from 1864.

FRONT GARDEN

Enclosed front garden with a variety of inset plants, shrubs and trees. Paved patio area and pathway. Access via a low level pedestrian entrance gate.

GARAGE

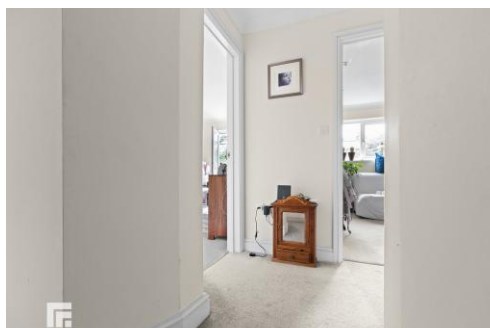
Single garage with up and over access door.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	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



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