



7 CAER GRAIG
RADYR
CARDIFF CF15 8RD

ASKING PRICE OF
£269,950



DETACHED BUNGALOW



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TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 680 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** 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: C

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

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.



7 CAER GRAIG, RADYR, CARDIFF CF15 8RD



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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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