



**17 PLAS Y MYNACH**  
RADYR  
CARDIFF CF15 8GB

ASKING PRICE OF  
**£650,000**



**DETACHED PROPERTY**



**5**



**3**



**4**



**3**

**\*\* SUPERB DETACHED FAMILY HOME \*\*  
FIVE BEDROOMS \*\* IN POPULAR  
LOCATION \*\*** A well presented spacious detached home situated in the popular suburb of Radyr. The accommodation briefly comprises entrance hall, kitchen, dining room, lounge, study, cloakroom, master bedroom with dressing room and en-suite, second bedroom with en-suite, three further bedrooms and family bathroom. The property is set in delightful gardens, detached double garage and driveway. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,948 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the much sought after development of Parc Radur in a semi rural setting. Local amenities include a parade of shops, restaurant, golf and tennis clubs, doctors and dentist surgeries, train station and regular bus service to and from the City Centre. There are well regarded primary and secondary schools close by.

#### ENTRANCE

Paved pathway to front door and driveway. Gated access to rear garden. Mainly laid to lawn with hedge border.

#### ENTRANCE HALL

Entered via double glazed front door with double glazed window to front and a further double glazed window to rear with lovely views. Stairs to first floor and stairs to lower ground floor. Doors to kitchen, lounge, study and cloakroom/WC plus glazed double doors to dining room. Radiator. Telephone point.

#### CLOAKROOM

2' 10" x 5' 5" (0.882m x 1.663m)  
uPVC obscure double glazed window to front. Pedestal wash hand basin and low level WC. Radiator. Fuse box.

#### KITCHEN

12' 11" x 8' 7" (3.955m x 2.625m)  
A range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap with complimentary work surfaces. Integrated dish washer, built in electric oven and gas hob with extractor hood above. Tiled splash backs and flooring. uPVC double glazed windows to front and side. Open to;

#### DINING ROOM

10' 7" x 13' 0" (3.251m x 3.964m)  
uPVC double glazed windows to rear and side with delightful elevated views. Two radiators.

#### LOUNGE

12' 7" x 17' 9" (3.842m x 5.431m)  
Two uPVC double glazed windows to rear with lovely views. Two radiators. Feature fireplace with inset gas fire and marble hearth. TV point.

#### STUDY

9' 6" x 8' 7" (2.911m x 2.626m)  
uPVC double glazed windows to front and side. Radiator. Telephone point and TV point.

#### FIRST FLOOR

##### LANDING/DRESSING ROOM

9' 6" x 4' 11" (2.910m x 1.504m)  
Fitted wardrobes to one wall. uPVC double glazed window to front. Airing cupboard housing hot water tank and shelving. Access to loft space. Doors to master bedroom and en-suite. Radiator.

##### MASTER BEDROOM

15' 4" x 12' 8" (4.681m x 3.867m)  
uPVC double glazed window to rear with lovely views. Telephone point and TV point. Radiator.

##### EN-SUITE

7' 6" x 6' 3" (2.298m x 1.912m)  
Suite fitted with a low level WC, pedestal wash hand basin and panelled bath with shower over. Radiator. uPVC obscure double glazed window to front. Tiled floor and splash backs. Extractor fan.

#### LOWER GROUND FLOOR

##### HALLWAY

Double glazed door to rear garden. Understairs storage cupboard. Doors to bedrooms, bathroom and utility. Two radiators.



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## BEDROOM TWO

11' 10" x 12' 10" (3.608m x 3.916m)

uPVC double glazed window to rear overlooking garden.  
Two radiators.

## EN-SUITE

6' 4" x 5' 11" (1.943m x 1.806m)

Shower cubicle, pedestal wash hand basin and low level WC. Radiator. Part tiled walls. Shaver point and Extractor fan.

## BEDROOM THREE

14' 10" x 9' 4" (4.524m x 2.848m)

uPVC double glazed window to rear overlooking garden.  
Two radiators.

## BEDROOM FOUR

7' 3" x 15' 2" (2.228m x 4.640m)

uPVC double glazed window to side. Radiator.

## BEDROOM FIVE

11' 3" x 7' 9" (3.438m x 2.364m)

uPVC double glazed window to rear overlooking garden.  
Radiator.

## BATHROOM

7' 3" x 8' 6" (2.228m x 2.612m)

Suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Heated towel rail. Shaver point and Extractor fan. Tiled splash backs.

## UTILITY ROOM

5' 3" x 7' 0" (1.621m x 2.153m)

Tiled floor and part tiled walls. Stainless steel sink incorporating complimentary work surfaces and cupboards below. Space for washing machine and tumble dryer. Radiator. Extractor fan.

## OUTSIDE

### REAR

An enclosed, spacious rear garden with two separate grass areas and decked seating area. Wooden gate with steps leading up to the front of the property. Outside tap and lighting.

### GARAGE

Detached double garage with two separate up and over doors. Power and lighting.



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TOTAL FLOOR AREA: 1948sq.ft. (181.0 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		
69-80	C	70 C	79 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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