



8 CLOS PARC RADUR
RADYR
CARDIFF CF15 8GH

ASKING PRICE OF
£465,000



DETACHED PROPERTY



3



2



3



2

**** EXTENDED THREE BEDROOM DETACHED FAMILY HOME ** DETACHED GARAGE ** HIGH SPEC FIXTURES AND FITTINGS THROUGHOUT**** An immaculately presented Redrow Warwick style property, spacious three bedroom detached family home in the sought after area of Radyr with amenities on the door step along with a variety of transport links. Entrance hallway, cloakroom, spacious lounge, modern fitted kitchen and dining room with french doors to the sitting/play room. To the first floor are three good sized bedrooms, primary bedroom with modern ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. Fitted wardrobes to bedroom one and two. Delightful rear garden comprising decked relaxation area and artificial lawn. Long driveway leading to the detached garage. EPC Rating: B

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 HALLWAY

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

CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled splash back. Obscure glass window to front. Amtico flooring. Radiator.

LOUNGE

15' 5" x 11' 6" (4.72m x 3.52m)
With large window to front, a good sized primary reception. Amtico flooring. Radiator.

KITCHEN AND DINING ROOM

18' 6" x 12' 2" (5.65m x 3.72m)
Well appointed along two sides in panelled fronts with nickel handles beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring 'Smeg' gas hob with cooker hood above. Two integrated 'Smeg' ovens. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splash back. Utility cupboard with plumbing for washing machine and space for tumble dryer. Amtico flooring. Vertical radiator. Ample space for large family dining table. Window to rear. French doors to sitting room.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,173 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

SITTING ROOM AND PLAY ROOM

11' 9" x 10' 6" (3.60m x 3.21m)

A fantastic extension to rear with a tiled, pitched roof, overlooking the garden. French doors to paved patio. Amtico flooring. Recessed spotlights.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to loft space with ample head room and is 2/3 boarded for good storage. Window to side. Cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

BEDROOM ONE

11' 10" x 11' 4" (3.62m x 3.46m)

Overlooking the entrance approach, a good sized primary bedroom. Fitted wardrobes to one side. Door to ensuite shower room. Radiator.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, double width shower cubicle with glass sliding door and chrome shower. Wall tiling to splash back areas. Tiled flooring. Electric shaver point. Chrome heated towel rail. Extractor fan. Recessed spotlights. Obscured glass window to side.

BEDROOM TWO

11' 6" x 11' 0" (3.51m x 3.37m)

Enjoying delightful views to the rear, a good sized second double bedroom. fitted wardrobes to one side. Radiator.

BEDROOM THREE

11' 8" x 7' 2" (3.58m x 2.19m)

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



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FAMILY BATHROOM

8' 2" x 6' 11" (2.51m x 2.11m)

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower above and swivel glass shower screen. Wall tiling to splash back areas. Electric shaver point. Tiled flooring. Recessed spotlights. Extractor fan. Large over stairs storage cupboard. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A delightful rear garden comprising decked relaxation and artificial lawn. Enclosed by timber fencing. Gate to driveway. Outside lighting. Outside tap.

FRONT GARDEN

Area of decorative stones with hedgegrow to front and side. Paved pathway to front.

DRIVEWAY

Long driveway parking for three cars to side leading to garage.

GARAGE

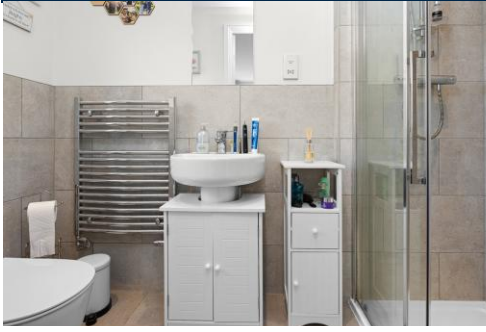
Detached single garage with up and over access door. Power and lighting.



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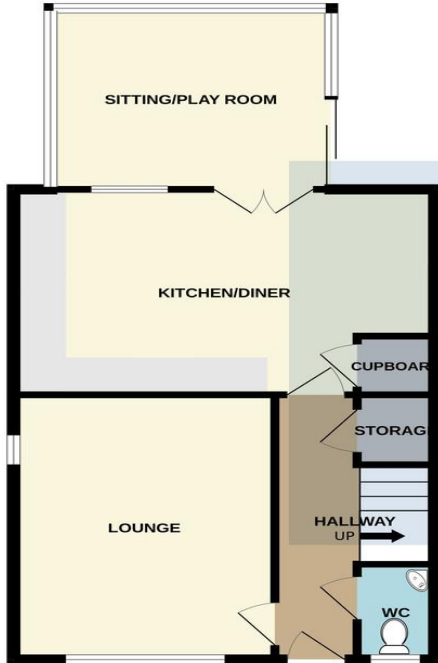


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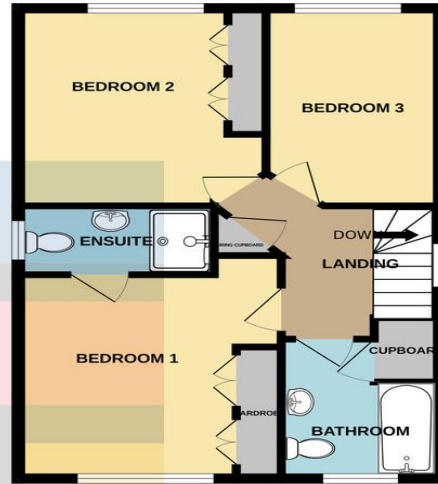


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GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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