



6 LON Y PERERINION
RADYR
CARDIFF CF15 8HG

ASKING PRICE OF
£345,000



SEMI-DETACHED PROPERTY



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**** THREE BEDROOM SEMI-DETACHED **
DRIVEWAY ** NO CHAIN **** A modern, three bedroom semi-detached family home, built by Bellway Homes. Located in the popular area of Radyr being a short distance from local amenities and transport links. Entrance hall, cloakroom, spacious lounge, modern fitted kitchen and dining room. To the first floor are three bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating, double glazing. Enclosed, lawned rear garden. Driveway leading. No chain. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 786 SQ.FT.

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 dentist surgeries, optician, restaurant, catchment to two highly regarded primary schools in Radyr Primary, Bryn Deri, and Radyr Comprehensive School. There is also a train station and regular bus service to and from the city centre.

ENTRANCE HALL

Approached via a composite entrance door. Door to cloakroom and lounge. Radiator.

CLOAKROOM

Modern white suite comprising low level wc, wash hand basin. Wall tiling to splash back areas. Obscured glass window to front. Radiator.

LOUNGE

17' 3" x 14' 10" (5.28m x 4.54m)

Overlooking the entrance approach, an excellent sized primary reception. Staircase to first floor. Two radiators. Door to kitchen.

KITCHEN AND DINING

14' 9" x 9' 1" (4.52m x 2.78m)

Appointed along three sides in white high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Space for fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Matching range of eye level wall cupboards. Concealed 'Ideal Logic' combi gas central heating boiler. Recessed spotlights. Under stairs storage cupboard. Window to rear and french doors to the garden. Ample space for family dining table. Radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the first floor landing. Linen storage cupboard over stairs. Access to roof space.

BEDROOM ONE

12' 2" x 8' 0" (3.71m x 2.46m)

Overlooking the entrance approach. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

8' 0" x 3' 10" (2.46m x 1.18m)

Quality white suite comprising low level wc, wash hand basin, double width shower cubicle with chrome 'Mira' shower above. Tiled splash back. Obscured glass window to side. Radiator.

BEDROOM TWO

10' 0" x 8' 1" (3.07m x 2.48m)

Overlooking the rear garden. Radiator.

BEDROOM THREE

8' 6" x 6' 3" (2.61m x 1.93m)

Overlooking the entrance approach. Radiator.

FAMILY BATHROOM

6' 3" x 5' 6" (1.91m x 1.70m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with shower above and swivel shower screen. Wall tiling to splash back areas. Obscured glass window to rear. Extractor fan. Radiator. Recessed spotlights.

OUTSIDE

REAR GARDEN

Paved patio leading onto a large area of lawn. Timber shed and gate giving access to driveway.

FRONT GARDEN

Small area of lawn and maturing hedge to front. Paved pathway to front door.

DRIVEWAY

Long driveway to side.

ADDITIONAL INFORMATION

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

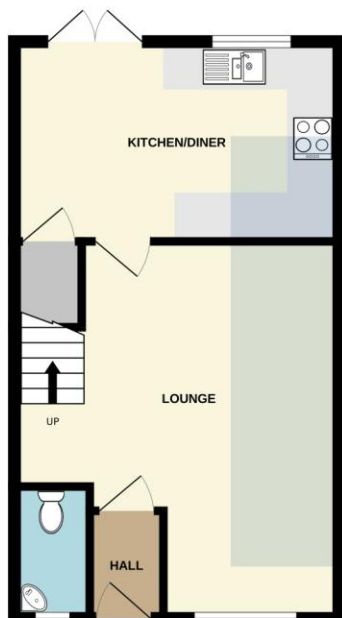


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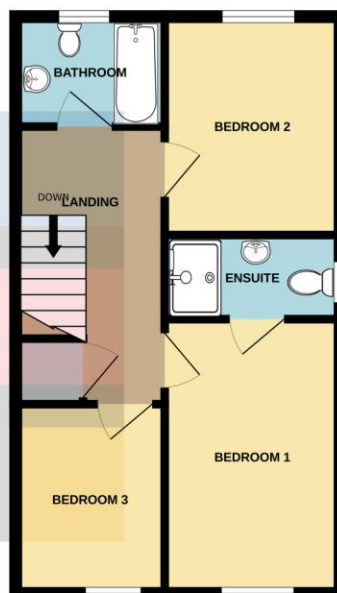


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GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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		96 A
81-91	B	83 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



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