



31 GRAIG LWYD
RADYR
CARDIFF CF15 8BG

ASKING PRICE OF
£699,950



DETACHED PROPERTY



5



2



3



2

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX : 2133 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****DETACHED PROPERTY**FIVE BEDROOMS**SOUTH FACING LARGE REAR GARDEN**DRIVEWAY AND DOUBLE GARAGE**** An immaculately presented, five bedroom detached property in the sought after area of Radyr. Entrance porch leading into a spacious hallway, family lounge, sitting room, modern open plan kitchen dining room, utility room and cloakroom. To the first floor; master bedroom with en-suite, a further three double bedrooms, family bathroom and fifth bedroom. An exquisite rear wrap around, large, rear garden with decked and lawn areas, mature shrubs and summer house. Double garage and large driveway. EPC Rating: D

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding areas.

ENTRANCE PORCH

6' 0" x 5' 6" (1.83m x 1.69m)

Entered via a uPVC door with obscured glass side windows, a welcoming porch area. Wooden flooring. Oak door leading into hallway.

ENTRANCE HALLWAY

Doors leading to all rooms. Full turning staircase with wooden banister leading to the first floor. Radiator.

CLOAKROOM

White suite; low level WC, pedestal wash hand basin with vanity, wooden flooring, cupboard housing modern 'Combi' boiler. Obscured glass window to rear.

LOUNGE

19' 10" x 11' 8" (6.07m x 3.58m)

Entered via double oak doors, a light, spacious family lounge. Ornate, feature fireplace with mantelpiece and hearth. Quality laminate flooring. Two radiators. uPVC windows to front and side. Double French doors opening into the sunny rear garden.

SITTING ROOM

10' 11" x 9' 10" (3.34m x 3.01m)

A second reception room. Radiator. Wooden flooring. uPVC window to front.

KITCHEN/DINING ROOM

20' 1" x 14' 6" (max)(6.13m x 4.42m)

Appointed along three sides, modern, grey high gloss eye and low level cupboards beneath quartz worktops, island with 1.5 bowl inset composite sink with chrome mixer tap, integrated 'AEG' dishwasher, four ring ceramic hob with extractor hood, integrated fridge, integrated 'Bosch' double oven and grill and integrated microwave. Quality vinyl tiled flooring. Spotlights. Ample space for dining room table with double French doors to rear. Two modern vertical radiators. Second double French doors opening into garden. Door to utility room.

UTILITY ROOM

9' 8" x 6' 7" (2.95m x 2.03m)

Low level cupboards beneath laminate worktops, stainless steel sink with chrome mixer tap and drainer, plumbing for washing machine, space for tumble dryer, space for freezer. Tall built in cupboard. Extractor fan. uPVC door to rear. uPVC window to side. Tiled flooring. Integral door into garage.

FIRST FLOOR

LANDING

A spacious landing with stained glass window to rear. Radiator. Oak doors to all rooms.

BEDROOM ONE

23' 4" x 8' 6" (7.12m x 2.61m)

A good sized master bedroom with uPVC window to side. Radiator. Access to loft. Dormer window to front. Oak door into en-suite.

BEDROOM TWO

12' 11" x 10' 7" (3.94m x 3.25m)

A spacious second double bedroom with built in wardrobe. Radiator. Wood flooring. uPVC window to rear.



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ENSUITE

8' 1" x 7' 7" (2.48m x 2.33m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, glass shower cubide with chrome shower and bath with twin chrome taps. Spotlights. Extractor fan. Radiator. Obscured glass window to rear.

BEDROOM THREE

12' 3" x 8' 11" (3.74m x 2.72m)

A third double bedroom with built in cupboard. Wood flooring. Radiator. uPVC window to front and side.

BEDROOM FOUR

9' 10" x 8' 11" (3.00m x 2.73m)

A fourth double bedroom with built in wardrobes. Radiator. Wood flooring. Window overlooking the well maintained rear garden.

BEDROOM FIVE

7' 5" x 6' 2" (2.28m x 1.88m)

A fifth bedroom currently being used as an office. Radiator. uPVC window to front.

FAMILY BATHROOM

6' 9" x 5' 4" (2.07m x 1.63m)

White suite; combined low level WC with wash hand basin, chrome mixer tap and vanity. Bath with twin chrome taps, chrome shower and glass shower screen. Built in storage cupboard. Chrome heated towel rail. Obscured glass window to front.

OUTSIDE

REAR GARDEN

A wrap around, beautifully maintained south facing garden bordered by a timber fence and mature shrubs, trees and plants. Large area of decking and area laid to lawn. Pathway leading to brick and timber summer house, fruit cage and greenhouse. Log store. Access to both sides of the property via timber gates. Timber storage sheds to side. Apple and pear trees and flower beds in side garden. Outside tap. (Hot tub negotiable).

FRONT

Resin driveway with parking for up to four vehicles. Mature flower beds to both sides. Bordered by hedges and timber gates leading into the rear garden.

DOUBLE GARAGE

16' 10" x 14' 9" (5.14m x 4.52m)

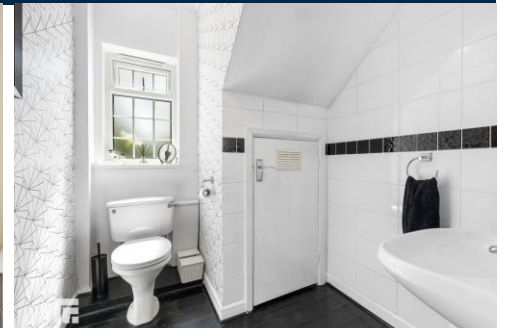
With electric door, power and lighting.



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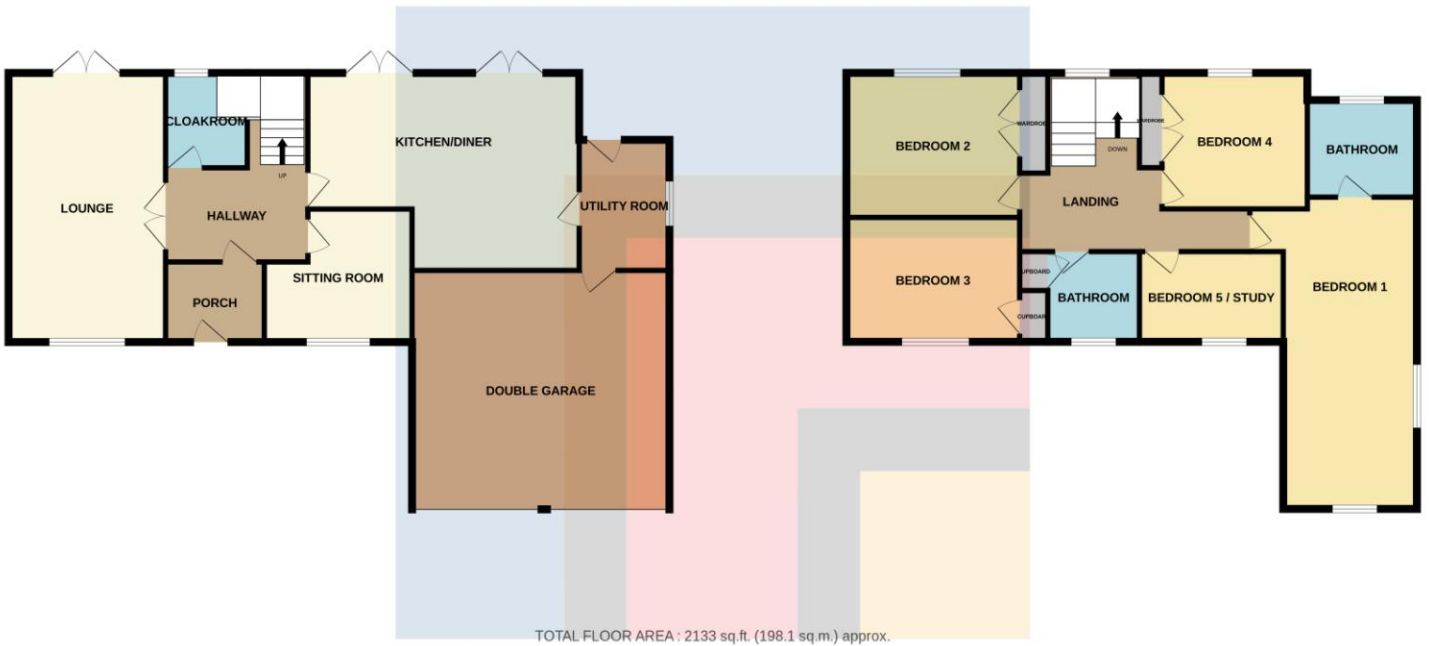
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GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.

1ST FLOOR
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 2133 sq.ft. (198.1 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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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