



**7 COEDLAN RADUR**  
**RADYR**  
**CARDIFF CF15 8HH**

ASKING PRICE OF  
**£525,000**



**DETACHED PROPERTY**



**4**



**2**



**1**



**1**

**\*\* MODERN FOUR BEDROOM DETACHED WITH GARAGE \*\* BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN \*\*** A beautifully presented 'Stratford' style Redrow built four-bedroom detached family home in the sought after area of Radyr, being a short walk to Radyr village and Train station. Entrance hallway, cloakroom, bay fronted lounge, spacious kitchen/diner and family room with french doors to the rear garden. To the first floor are four bedrooms, ensuite shower room to main bedroom and a separate family bathroom with shower over bath. Gas central heating, double glazing, Quality 'Amtico' flooring. Beautifully landscaped rear garden with a south facing aspect. Low maintenance front garden and long driveway leading to garage. EPC Rating: B

#### 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 area.

#### ENTRANCE HALLWAY

Approached via a composite entrance door with obscured window to upper part leading to the spacious entrance hallway, staircase to first floor. Under-stairs storage cupboard. Quality Amtico herringbone style flooring.

#### CLOAKROOM

White suite comprising low level wc, wash hand basin. Window to front. Quality 'Amtico' flooring. Radiator.

#### LOUNGE

16' 4" x 11' 5" (into bay) (5.00m x 3.50m)  
A spacious bay fronted reception overlooking quiet front. Radiator.

#### KITCHEN/DINER/FAMILY ROOM

19' 4" x 14' 9" (5.90m x 4.51m)  
Well appointed along two sides in mixed light and woodgrain style fronts beneath woodgrain effect laminate worktops. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring 'AEG' hob with curved glass cooker hood above. Integrated 'AEG' oven and grill. Integrated fridge and freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Built out utility cupboard with plumbing for washing machine. Ample space for large family dining table and seating area. Double opening french doors to the rear garden with windows to either side. Quality Karndean flooring. Vertical radiator. Built in blinds to doors and windows.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR

##### LANDING

Approached via a full turning staircase leading to the central landing area. Window to side. Access to roof space. Airing cupboard housing the ideal logic gas central heating boiler and hot water cylinder. Radiator.

##### BEDROOM ONE

14' 2" x 10' 5" (into bay) (4.32m x 3.19m)  
With bay window to front, a good sized primary bedroom. Fitted wardrobes to one side. Fitted shutters to bay window. Radiator. Door to ensuite.

##### ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, double width shower cubicle with 'Mira' shower above. Wall tiling to splash back areas. Electric shaver point. Window to side. Chrome heated towel rail.

##### BEDROOM TWO

11' 11" x 9' 10" (3.64m x 3.00m)  
Overlooking the attractive rear garden, a second double bedroom. Fitted wardrobes to one side. Radiator.

##### BEDROOM THREE

9' 2" x 7' 8" (2.81m x 2.35m)  
Aspect to rear, a good sized third bedroom. Radiator.

##### BEDROOM FOUR

8' 7" x 7' 3" (2.62m x 2.23m)  
Aspect to front. Radiator.

##### FAMILY BATHROOM

6' 8" x 5' 8" (2.04m x 1.75m)  
Modern white suite comprising low level wc, wash hand basin, panelled bath with 'Mira' shower above and swivel glass shower screen. Wall tiling to splash back areas. Obscured glass window to side. Extractor fan. Chrome heated towel rail.



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## OUTSIDE

### REAR GARDEN

Enjoying a bright south facing aspect, an attractive landscaped rear garden with porcelain paved patio, leading onto an area of artificial lawn and decorative bark relaxation area behind garage. Enclosed by brick wall to side. Timber gate giving access to front.

### FRONT GARDEN

Shrubs to front boundary and paved path and steps to front door.

### GARAGE

18' 8" x 9' 5" (5.70m x 2.88m)

With up and over access door. Power and lighting.





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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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