

26 Graig Lwyd,
Radyr, Cardiff, CF15 8BG



Estate Agents and
Chartered Surveyors

Asking Price Of

£365,000



Semi Detached



Property Description

**** THREE DOUBLE BEDROOM SEMI DETACHED ** INTEGRAL DOUBLE GARAGE ****

An exceptionally spacious three storey, three double bedroom semi detached family house in the popular area of Radyr. To the ground floor is the entrance hallway, laundry room, spacious store room plus integral double garage with electric roller shutter door. To the first floor there is a cloakroom, spacious lounge, dining room and neat fitted kitchen. To the second floor there are three double bedrooms and a family bathroom. Gas central heating. Paved patio and lawn to rear. Wide driveway to front. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,692 sq. ft.

**Viewing Arrangements
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 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 uPVC entrance door leading to the entrance hallway, staircase to first floor, laminate flooring, door to garage, radiator, door to inner hallway and opening to rear storage and laundry rooms.

LAUNDRY ROOM

10' 4" x 8' 8" (3.17 m x 2.65m)
Spacious laundry room, plumbing for washing machine, radiator and opening to large store room.

STORE ROOM

10' 1" x 8' 9" (3.08m x 2.67m)
Spacious store room, radiator.

FIRST FLOOR LANDING

Approached via an easy rising staircase to the first floor landing, two windows to side and radiator.

CLOAKROOM

Comprising low level WC, vanity wash hand basin with storage below, wall tiling to splash back areas, obscure glass window to front and tiled flooring.

LOUNGE

16' 7" x 14' 8" (5.08 m x 4.49m)
Overlooking the entrance approach, a good sized principal reception, feature fireplace with electric fire and wooden surround. Radiator.

DINING ROOM

10' 5" x 9' 8" (3.20 m x 2.97m)
With French doors to the rear garden, ample space for large dining table, radiator and opening to kitchen.

KITCHEN

10' 6" x 9' 7" (3.21 m x 2.94m)
Well appointed along four sides in panelled fronts beneath round nosed worktop surface, inset five ring gas hob with oven below, cooker hood above, inset ceramic sink, plumbing for dishwasher, space for fridge freezer, matching range of eye level wall cupboards, wall tiling to splash back areas and window to rear.

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SECOND FLOOR LANDING

Approached via a single flight staircase leading to the central landing area, window to side, linen storage cupboard and airing cupboard housing the Baxi combi gas central heating boiler.

BEDROOM ONE

14' 0" x 12' 11" (4.29 m x 3.96 m) max
An excellent sized principal bedroom with aspect to front, built in wardrobes to one side and radiator.

BEDROOM TWO

12' 5" x 10' 7" (3.81 m x 3.23m)
Overlooking the rear garden, a second double bedroom, built in double wardrobe and radiator.

BEDROOM THREE

10' 6" x 8' 4" (3.21 m x 2.56m)
Aspect to rear, a third double bedroom, radiator.

FAMILY BATHROOM

7' 10" x 6' 3" (2.39 m x 1.92m)
Comprising low level wc, wash hand basin, panelled bath with shower above, shower screen, wall all tiling, obscure glass window to front and radiator.

OUTSIDE

REAR GARDEN

Paved patio leading onto an area of lawn, central steps with shrubs to either side leading to an upper tier with green house, side access with wooden gate.

FRONT GARDEN

Wide driveway with parking for two cars, area of lawn, steps to side leading to gate giving access to the rear garden.

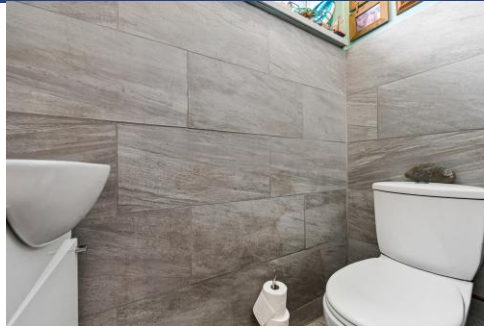
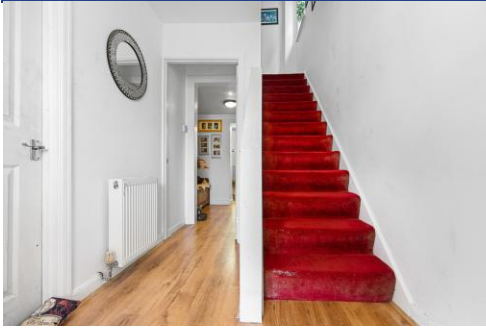
DOUBLE GARAGE

16' 9" x 14' 9" (5.12 m x 4.51m)
With electric roller shutter entrance door, power and lighting.

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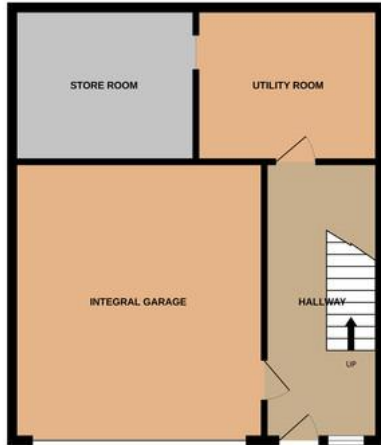


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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.

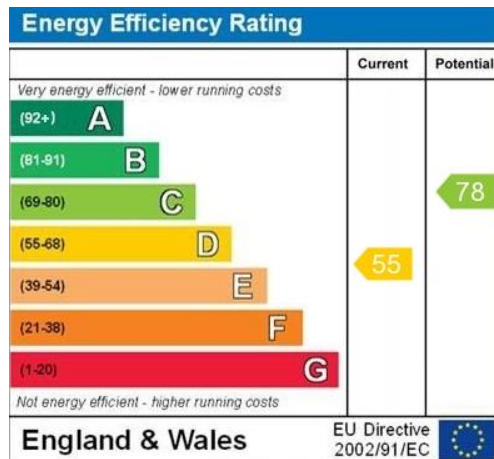


2ND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1692 sq.ft. (157.2 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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