

9 Caer Ceffyl,

Parc Rhydlafer, Cardiff, CF5 6HT



Estate Agents and
Chartered Surveyors

Asking Price Of

£495,000



Detached House



Property Description

**** SPACIOUS EXECUTIVE STYLE FAMILY HOME ****
DOUBLE GARAGE ** An opportunity to acquire this beautifully presented detached house in the popular Parc Rhydrafar estate. The property briefly comprises entrance hallway, lounge, kitchen/breakfast room, dining/sitting room and wc. To the first floor there are four bedrooms, master bedroom with ensuite and family bathroom. The property also benefits from an enclosed rear garden, plus double garage and driveway. EPC Rating C.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,200 sq. ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydrafar development. The property is set in semi rural surroundings but is approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is within the catchment area for Radyr Comprehensive School.

ENTRANCE

Entered via paved pathway to front door. Lid to lawn with shrub border. Access to side leading to double garage and driveway with parking for at least 4 vehicles.

HALLWAY

Entered via front door into hallway. uPVC double glazed window to front. Stairs to first floor. Amtico flooring. Doors to lounge, dining/sitting room, kitchen/breakfast room and WC. Radiator.

LOUNGE

18' 11" x 11' 3" (5.78m x 3.44m)
A double aspect room with uPVC double glazed window to front and French doors to rear. Feature gas fire with stone surround and hearth. Two radiators. Spotlights.

KITCHEN/BREAKFAST ROOM

14' 11" (to cupboard) x 9' 1" (4.57m x 2.79m)
A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl ceramic sink with complementary oak work surfaces and breakfast bar. Integrated dishwasher, fridge/freezer and washing machine. Fitted electric double oven and gas hob with extractor hood over. Tiled splash backs and flooring. Radiator. uPVC double glazed window and external door to rear. Spotlights.

DINING/SITTING ROOM

11' 6" x 10' 2" (3.51m x 3.12m)
uPVC double glazed window to front with pleasant outlook. Radiator. Amtico flooring. Spotlights.

WC

7' 11" x 3' 4" (2.42m x 1.03m)
Low level WC and pedestal wash hand basin. Part tiled walls. Radiator. uPVC double glazed window to side. Extractor fan.

FIRST FLOOR

LANDING

Doors to four bedrooms and the family bathroom. Spotlights. Loft access (part boarded and boiler). uPVC double glazed window to front. Radiator. Airing cupboard.

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BEDROOM ONE

11' 3" x 10' 9" (3.44m x 3.30m)

Recently fitted sliding wardrobes to one wall. uPVC double glazed window to rear. Spotlights. Radiator. Door to:

ENSUITE

6' 4" (max) x 4' 7" (1.95m x 1.41m)

A modern suite comprising vanity enclosed wash hand basin and WC. Fitted double shower cubicle with rainwater shower head and separate attachment to plus glass screen. Tiled splash backs and flooring. Ladder radiator. Extractor fan and spotlights.

BEDROOM TWO

11' 6" x 9' 4" (3.51m x 2.85m)

uPVC double glazed window to front. Spotlights. Radiator.

BEDROOM THREE

10' 9" (max) x 9' 7" (3.30m x 2.94m)

uPVC double glazed window to front. Fitted wardrobes to one wall. Radiator.

BEDROOM FOUR

9' 3" x 7' 11" (2.84m x 2.42m)

uPVC double glazed window to rear. Radiator.

FAMILY BATHROOM

6' 5" x 6' 0" (1.97m x 1.85m)

A white suite to include low level WC, pedestal wash hand basin and panelled bath with separate attachment. Tiled flooring and splash backs. Ladder radiator. Spotlights. Extractor fan. uPVC double glazed window to rear.

OUTSIDE

REAR GARDEN

Recently laid full width patio. Mainly laid to lawn with boundary fence and gated access to side driveway and double garage. Shrub border and additional lawn to side. Outside tap.

DOUBLE GARAGE

Two electric up and over garage doors. Light and power.

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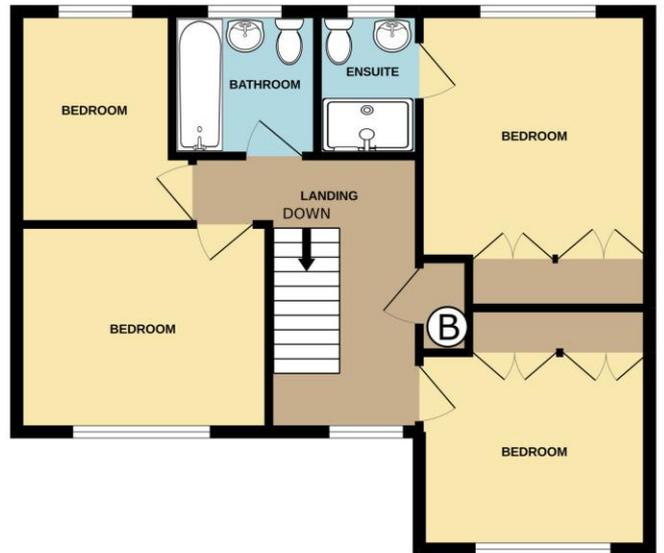


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GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

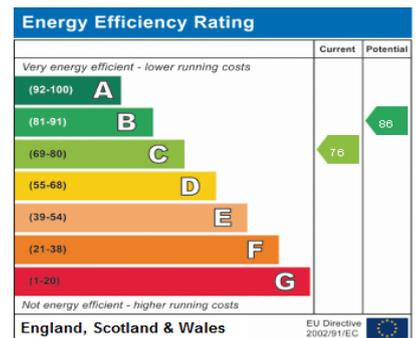


1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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