



**DAN-Y-BRYN CLOSE**  
RADYR  
CARDIFF CF15 8DJ

ASKING PRICE OF  
**£625,000**



DETACHED PROPERTY



**5**



**2**



**2**



**2**

**\*\* DETACHED PROPERTY \*\* FIVE BEDROOMS \*\* QUIET-CUL-DE SAC \*\* GARAGE \*\* NO CHAIN\*\* Well maintained, five bedroom property, in a quiet cul de sac. To the ground floor; spacious lounge, dining room, utility room, kitchen, three double bedrooms, family bathroom and conservatory. To the first floor; two further double bedrooms and family bathroom. Spacious attic storage. Parquet flooring throughout the ground floor. Front garden area. To the rear is a beautifully landscaped rear garden with patio and large area laid to lawn. Front garden and driveway. Double length garage. Block paved driveway. EPC Rating: C**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 2,212 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in this popular Cardiff suburb. Radyr is well served by local amenities to include shops, golf club and other recreational facilities. Regular public transport facilities by means of both bus and train. There are excellent schools at all levels and the property lies within the catchment area for Radyr Comprehensive School. Access to the A470 and M4 motorway is a short distance away

#### ENTRANCE

Entered via block paved driveway to front door. Gated access to both sides, to rear garden. Laid to lawn with shrub borders. Veranda style porch to front door.

#### HALLWAY

19' 8" x 6' 10" (6.01m x 2.10m)  
Entered via wooden front door with matching side window into hallway. Stairs to first floor. Parquet wood flooring. Two radiators. Doors to lounge, kitchen with inner hallway leading to three bedrooms, bathroom and conservatory.

#### LOUNGE

19' 8" x 13' 10" (6.01m x 4.23m)  
Double glazed window to front. Feature fireplace. Original parquet wood flooring. Radiator to front. Glazed panelling to hallway. Sliding door to dining room.

#### DINING ROOM

13' 10" x 9' 10" (4.23m x 3.02m)  
Parquet wood flooring. uPVC double glazed window to rear. Radiator. Serving hatch to kitchen, door to utility room.

#### UTILITY ROOM

9' 5" x 6' 1" (2.88m x 1.86m)  
Fitted base units with stainless steel sink and drainer over. Space for washing machine and tumble dryer. Radiator. Two uPVC double glazed windows to side and rear. Door to double tandem garage.

#### KITCHEN

10' 5" x 10' 4" (3.18m x 3.16m)  
Appointed along four sides, low and eye level cupboards beneath wood effect laminate worktops. Stainless steel sink with chrome mixer tap and side drainer, integrated five ring gas hob, extractor hood, integrated double oven and grill. Integrated Fridge. Space for dishwasher. Hatch opening into the dining room. Full wall tiling. uPVC window and door to rear garden.

#### BEDROOM FOUR

15' 11" x 10' 0" (4.86m x 3.07m)  
Currently being used as an office, a further double bedroom. Built in wardrobes. Wooden parquet flooring. Radiator. Window to front:

#### BEDROOM THREE

15' 11" x 11' 11" (4.87m x 3.64m)  
A spacious double bedroom looking out to the front. Built in vanity unit. Parquet flooring. Ample space for wardrobes. Radiator.

#### CONSERVATORY

13' 1" x 9' 9" (4.00m x 2.98m)  
A lovely conservatory looking out to the beautiful rear garden. Wooden beams. Windows to all sides with sliding doors leads out onto the patio and garden for outside dining. Tiled flooring. Radiator.

#### BEDROOM FIVE

11' 11" x 10' 0" (3.64m x 3.05m)  
A fifth good sized bedroom. Built in wardrobes. Built in vanity unit. Parquet flooring. Radiator. uPVC window looking out to the rear garden.



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## FAMILY BATHROOM

9' 10" x 6' 4" (3.01m x 1.95m)

White suite, combined low level WC, wash hand basin with twin chrome taps and vanity. Bath with chrome mixer tap and hand held shower, glass shower cubicle with chrome shower. Heated towel rail. Extractor fan. Radiator. Obscured glass window to rear.

## FIRST FLOOR

### LANDING

Landing area with large attic storage. Doors to all rooms.

### BEDROOM ONE

15' 2" x 15' 6" (4.63m x 4.73m)

A good sized principal bedroom. Eaves storage. Radiator. uPVC window to front.

### BEDROOM TWO

14' 4" x 11' 3" (max)(4.37m x 3.45m)

A second double bedroom. Built in cupboard housing hot water cylinder. Window to rear overlooking the well maintained rear garden.

## FAMILY BATHROOM

10' 2" x 6' 11" (3.10m x 2.11m)

A spacious family bathroom. White suite; low level WC, pedestal wash hand basin with twin chrome taps, bath with wooden panel, twin chrome taps and shower. Radiator. Obscured glass window to rear.

## OUTSIDE

### SIDE AND REAR GARDEN

Side and rear gardens mainly laid to lawn with mature hedge and tree borders. L-shaped raised patio with steps down to garden. Boundary fence. Garden shed.

### DOUBLE TANDEM GARAGE

28' 6" x 9' 5" (8.70m x 2.89m)

A double length garage with up and over garage door. uPVC double glazed window to side. Light, power and water supply.



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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		81 B
69-80	C	72 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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