



**34 MAES Y LLECH**  
RADYR  
CARDIFF CF15 8GL

ASKING PRICE OF  
**£225,000**



**DETACHED COACH HOUSE**



**2**



**1**



**1**



**1**

**\*\*TWO BEDROOM COACH HOUSE \*\* IDEAL FIRST TIME BUYER OR INVESTMENT \*\*A**  
two bedroom coach house situated close to local amenities and train station within the popular area of Radyr. The accommodation comprises hallway, landing area, open plan lounge/kitchen/diner, two bedrooms and bathroom. Allocated car parking space, EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 630 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### 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, Italian 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. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

#### ENTRANCE HALL

Entered via double glazed front door with part obscured glass, into hallway.

#### HALLWAY

Stairs to first floor. PowerPoints.  
Radiator. Door leading to large under stair storage.

#### FIRST FLOOR

##### LANDING

Two Velux windows to roof. Leads to open plan living/kitchen/dining area. Doors to two bedrooms and bathroom. Built in storage cupboards. PowerPoints. Radiator.

##### KITCHEN/LOUGE/DINER

16' 1" x 15' 10" (4.92m x 4.83m)  
A bright and spacious open plan living/ dining and kitchen area with uPVC double glazed window to front and rear elevation. Fitted kitchen with range of base and eye level units incorporating stainless steel sink, drainer and complementary round nosed laminate work surfaces. Built in electric oven, gas hob and extractor

##### BEDROOM ONE

10' 0" x 11' 7" (3.06m x 3.55m)  
UPVC double glazed window to front. Storage cupboard. TV Point.  
Radiator.

##### BEDROOM TWO

10' 0" x 8' 5" (3.06m x 2.57m)  
uPVC double glazed window to front. Loft hatch access.  
Radiator

##### BATHROOM

6' 2" x 5' 6" (1.89m x 1.69m)  
White suite comprising; low level WC, pedestal wash hand basin with hot and cold tap and fixed vanity mirror above. Bath with hot and cold tap and mains shower over.  
Partly tiled walls. uPVC double glazed obscure window to rear.  
Vinyl floor. Radiator.

##### PARKING

Allocated off road parking

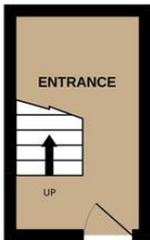


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GROUND FLOOR  
69 sq ft. (6.4 sq.m.) approx.



FIRST FLOOR  
563 sq ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq ft. (58.6 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	76 C	76 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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