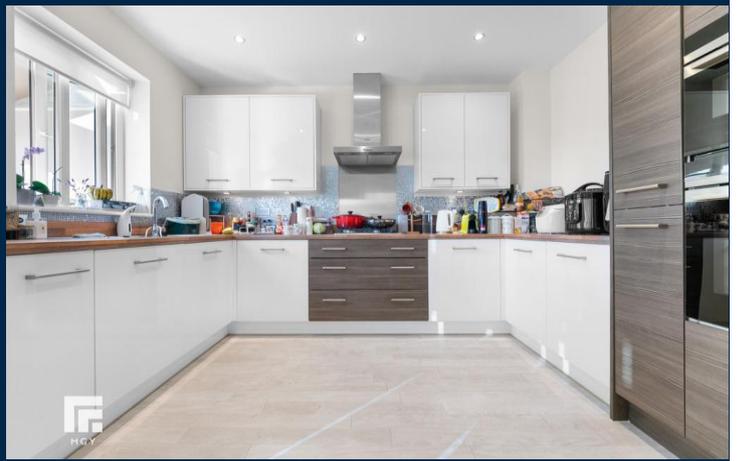


**13 BURGESS CLOSE**  
**RADYR**  
**CARDIFF CF15 8GP**

ASKING PRICE OF  
**£420,000**



**SEMI-DETACHED PROPERTY**



**3**



**2**



**2**



**1**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1045 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**\*\* EXTENDED - THREE BEDROOM SEMI DETACHED \*\* SOUGHT AFTER LOCATION**

**\*\* A beautiful presented three bedroom Redrow built, 'Ludlow' design semi detached family with rear extension, in the sought after area of Radyr, being close to amenities and transport links. Entrance hallway, cloakroom, spacious lounge, kitchen and diner with utility cupboard, french doors to the garden room. To the first floor are three bedrooms, ensuite to primary bedroom and a separate family bathroom with shower over bath. Gas central heating, double glazing. Delightful paved patio and lawned rear garden. Double side by side driveway to front. EPC Rating: B**

**LOCATION**

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

**ENTRANCE HALLWAY**

Approached via a composite entrance door leading to the spacious entrance hallway. Staircase to first floor with under stairs storage cupboard. LVT flooring. Radiator.

**CLOAKROOM**

Quality white suite comprising low level WC, wash hand basin. Tiled flooring and splash back. Window to front.

**LOUNGE**

15' 9" x 10' 11" (4.81m x 3.35m)  
Overlooking the entrance approach, an excellent sized primary reception. Quality LVT flooring. Radiator.

**KITCHEN AND DINER**

18' 1" x 11' 4" (5.52m x 3.46m)  
Well appointed along three sides in woodgrain effect matte fronts and high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated 'Siemens' oven and grill. Integrated fridge freezer. Matching range of eye level wall cupboards. Utility cupboard with plumbing for washing machine. Tiled splashback to kitchen. Quality LVT flooring. Ample space for large family dining table. French doors to garden room. Vertical radiator.

**GARDEN ROOM**

15' 11" x 5' 8" (4.86m x 1.74m)  
A delightful garden room overlooking the rear garden. Windows to roof pitch. Tiled flooring. Radiator.

**FIRST FLOOR**

**LANDING**

Approached via a full turning staircase leading to the central landing area. Window to side. Access to roof space. Large airing cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

**BEDROOM ONE**

11' 3" x 11' 1" (3.43m x 3.39m)  
Overlooking the entrance approach, a good sized primary bedroom. A range of fitted 'Hammonds' wardrobes. Radiator. Door to ensuite.

**ENSUITE SHOWER ROOM**

Quality white suite comprising low level WC, wash hand basin, double width shower cubicle with chrome shower above. Tiled splash back. Electric shaver point. Vanity mirror with lighting. Tiled flooring. Extractor fan. Recessed spotlights. Chrome heated towel rail.

**BEDROOM TWO**

11' 11" x 9' 1" (3.64m x 2.78m)  
Overlooking the rear garden, a second double bedroom. Fitted 'Hammonds' wardrobe. Radiator.

**BEDROOM THREE**

8' 7" x 8' 5" (2.64m x 2.57m)  
Aspect to rear, a good sized third bedroom. Radiator.

**FAMILY BATHROOM**

6' 7" x 5' 6" (2.01m x 1.70m)  
Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel shower screen. Tiled splash back. Tiled flooring. Obscured glass window to front. Recessed spotlights. Chrome heated towel rail.



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## OUTSIDE

### REAR GARDEN

With paved patio leading onto an area of lawn. Enclosed by timber fencing. Access to side.

### FRONT GARDEN

Area of lawn. Paved pathway to front door. Double side by side driveway.

### ADDITIONAL INFORMATION

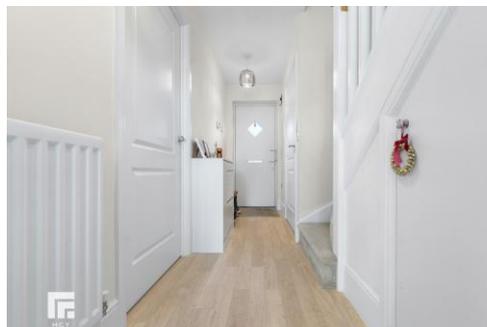
Management Fee - approx. £240 per annum - not payable yet as site still being developed.



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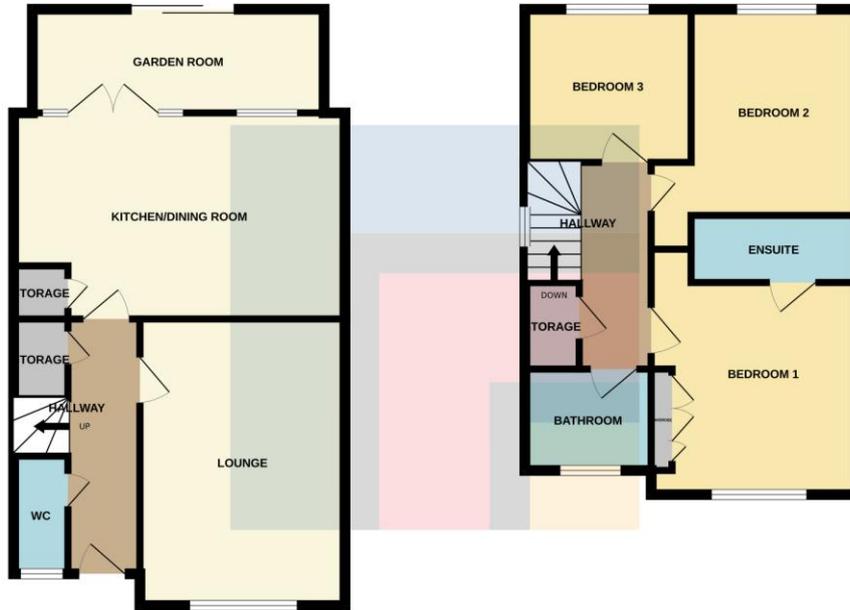
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GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA - 1045 sq.ft. (97.1 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.  
Made with Metropix i2025



**RADYR 029 2084 2124**

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