



40 FISHER HILL WAY
RADYR
CARDIFF CF15 8DR

ASKING PRICE OF
£420,000



END TERRACED TOWNHOUSE



4



2



3



1

****FOUR BEDROOM END TERRACED TOWNHOUSE WITH PARKING**** An opportunity to acquire this end-terraced town house set in the popular area of Radyr close to all amenities. The accommodation briefly comprises hallway, kitchen/dining room, lounge and wc. There are three bedrooms and a family bathroom to the first floor and master bedroom with ensuite to the second floor. Outside there are front and rear gardens. Two parking spaces. Gas central heating. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,157 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

glass splashback and extractor hood over. Integrated dishwasher. Space for a fridge/freezer and washing machine. Cupboard housing central heating boiler. Space for tables and chairs. Spotlights. Radiator.

LOUNGE

16' 2" x 11' 7" (4.95m x 3.54m)

French doors to rear and further uPVC double glazed patio doors to rear garden with superb views. Satellite and TV aerial point. Two radiators. Oak flooring.

CLOAKROOM

uPVC obscure double glazed window to front. Low level WC. Tiled flooring. Part tiled walls. Vanity enclosed wash hand basin. Storage shelving. Radiator.

FIRST FLOOR

LANDING

Airing cupboard housing hot water tank. Further storage cupboard. Doors to three bedrooms and a family bathroom. Stairs rising to second floor.

BEDROOM TWO

11' 4" x 9' 4" (3.46m x 2.87m)

uPVC double glazed window to rear. Built in wardrobes with hanging and shelf space. Radiator.

BEDROOM THREE

9' 4" x 10' 3" (2.87m x 3.14m)

uPVC double glazed window to front. Built in wardrobes with hanging and shelf space. Radiator.

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, restaurant, doctors and dentist, library, golf and tennis clubs, train station and regular bus service. The property is also close to the Taff Trail and has nearby links to the A470 and M4.

ENTRANCE

Entered via paved pathway and steps to front door. Block paved courtyard with hedge to driveway and side of path. Secure bike shed.

HALLWAY

Entered via uPVC double glazed door. Tiled flooring. Stairs rising to first floor. Doors to wc, kitchen/dining room and lounge. Radiator.

KITCHEN/DINING ROOM

8' 5" x 16' 3" into bay (2.585m x 4.975m) uPVC double glazed bay window to front and side. Tiled flooring. A range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and solid oak work surfaces. Built in electric oven, gas hob with



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BEDROOM FOUR

7' 8" x 6' 7" (2.36m x 2.01m)

uPVC double glazed window to rear. Radiator.

FAMILY BATHROOM

6' 6" x 5' 7" (2.00m x 1.72m)

uPVC obscure double glazed window to front. Part tiled walls. Panelled bath, low level wc and pedestal wash hand basin. Shaver point. Extractor fan. Radiator. Tiled flooring. Spotlights.

SECOND FLOOR

LANDING

Radiator. Door to bedroom one.

BEDROOM ONE

20' 4" x 10' 9" (6.22m x 3.30m)

uPVC double glazed window to front, plus Velux window to rear. Built in wardrobe with hanging and shelf space. Two radiators. Access to loft space. Door to ensuite.

EN-SUITE

8' 2" x 7' 7" (2.51m x 2.33m)

uPVC obscure double glazed window to rear. Part tiled walls and tiled flooring. Low level wc. Pedestal wash hand basin. Corner shower cubicle. Shaver point. Extractor fan. Radiator. Spotlights.

OUTSIDE

REAR GARDEN

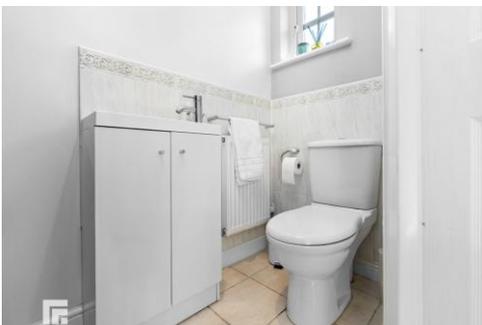
Beautifully presented, West facing rear garden offering full width paved patio off the lounge with wooden balcony and woodland views beyond. The landscaped lower level includes hard and soft landscaping, garden bark chippings, garden pebbles and tegula block setts and shrub borders. Boundary fence. Outside tap.

FRONT

Two off-street parking spaces on the driveway.



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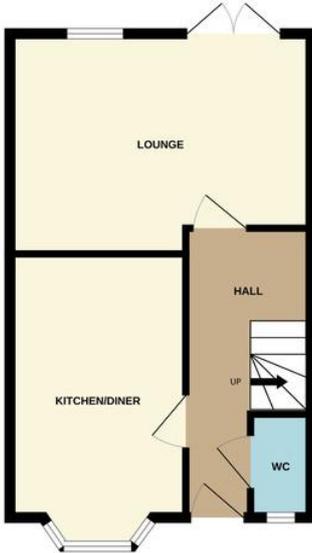


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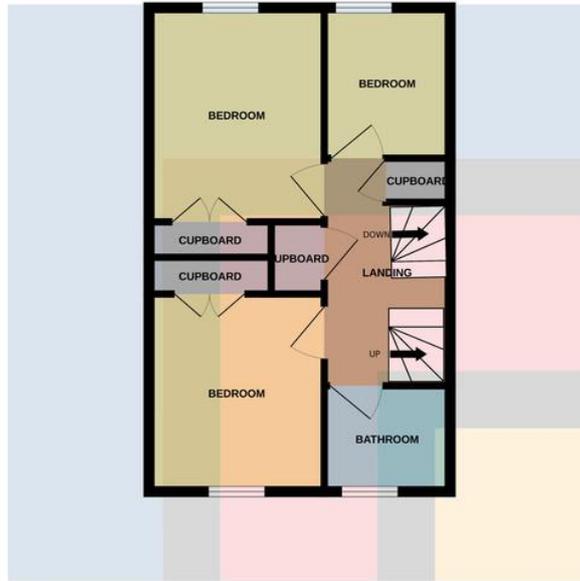


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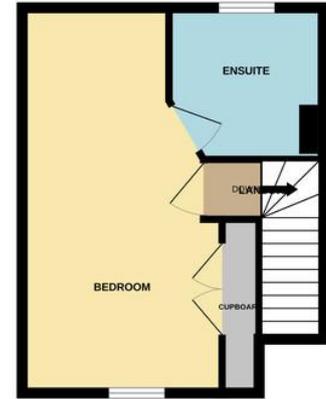
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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