



**34 DAN-Y-BRYN AVENUE**  
RADYR  
CARDIFF CF15 8DD

OFFERS IN EXCESS OF  
**£250,000**



**GROUND FLOOR MAISONETTE**



**2**



**1**



**1**



**1**

**\*\* MODERN TWO BEDROOM GROUND FLOOR MAISONETTE \*\* PRIVATE GARDEN & GARAGE \*\*** A bright and well proportioned two bedroom ground floor purpose built maisonette situated in the sought after area of Radyr, being a short distance from Radyr Golf Club, other local amenities and transport links. The property comprises; hallway, lounge/dining room, kitchen/breakfast room, two double bedrooms and bathroom. Outside there is a private garden to the side with summer house, garage and parking space.  
EPC Rating: D

#### LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

#### ENTRANCE

Entered via pathway to entrance door to the side of the building at ground floor level.

#### HALLWAY

uPVC double glazed door with inset obscure glass panes into the hallway. Oak doors to lounge, kitchen/breakfast room, two bedrooms plus the bathroom. Porcelain floor, radiator.

#### LIVING/DINING ROOM

16' 10" x 12' 11" (5.131m x 3.946m)  
Feature full width uPVC double glazed window to front aspect. Feature wall mounted electric fire. Porcelain floors, radiator. TV point.

#### KITCHEN/BREAKFAST ROOM

12' 4" x 9' 4" (3.761m x 2.860m)  
High quality fitted base and eye level gloss units including one and a half bowl sink unit and complementary work surfaces. Built in stainless steel electric oven and hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine. Wall mounted combi central heating boiler. Porcelain floor. uPVC double glazed window and door to rear.

**TENURE: SHARE FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 758 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM ONE

14' 11" x 10' 10" (4.555m x 3.308m)  
uPVC double glazed window to front aspect. Door to storage under stairs. Carpet. Radiator.

#### BEDROOM TWO

11' 11" x 9' 11" (3.652m x 3.043m)  
uPVC double glazed window to rear. Carpet. Radiator.

#### SHOWER ROOM

11' 11" x 9' 11" (3.652m x 3.043m)  
Luxury walk in shower with glass doors, WC and pedestal wash hand basin. Fully tiled. Airing cupboard. Porcelain floor. Chrome ladder radiator. uPVC double glazed window to rear.

#### OUTSIDE

Fenced private garden with decking area, summer house and lawn.

#### GARAGE

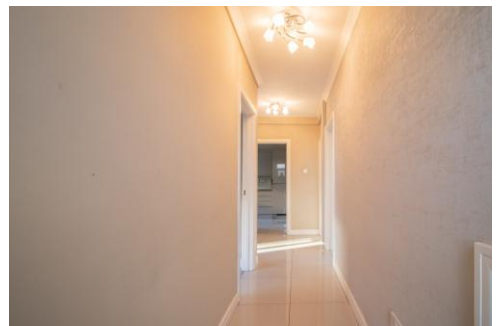
Single garage with up and over garage door. Separate parking space to the side.

#### ADDITIONAL INFORMATION

1/4 share of freehold. Lease: 189 years from 1962

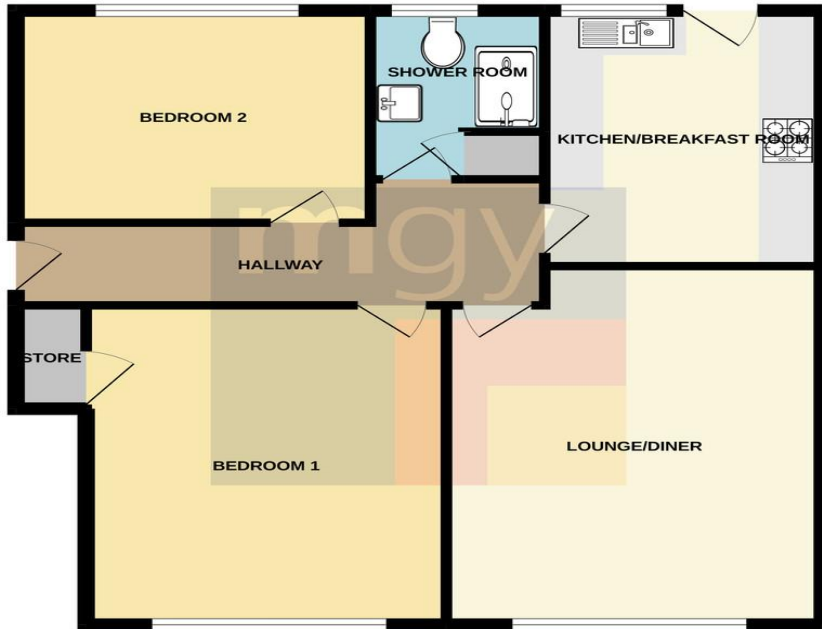


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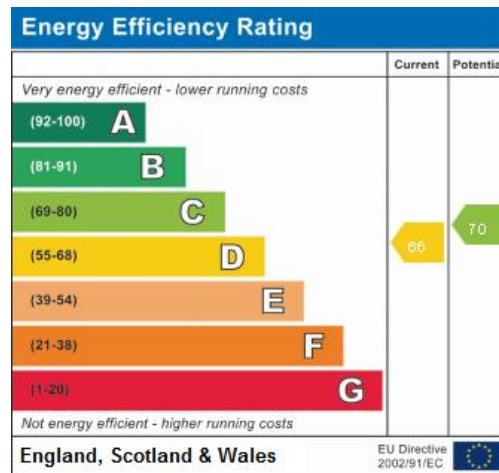
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GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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