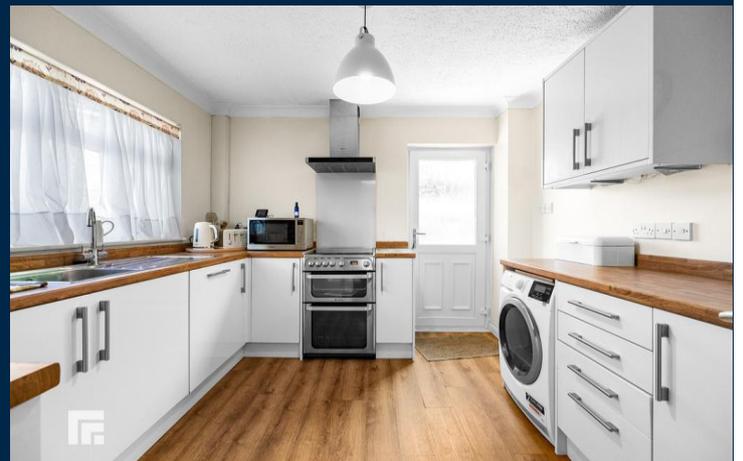




**32 BLAEN-Y-COED**  
RADYR  
CARDIFF CF15 8RL

ASKING PRICE OF  
**£450,000**



DETACHED PROPERTY



**4**



**2**



**2**



**1**

**\*\* FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE \*\* LARGE PLOT AT THE HEAD OF THE CLOSE \*\* NO CHAIN \*\* A**  
A spacious four bedroom detached family house tucked away at the head of a sought after close on a generous plot, in the popular area of Radyr being a short distance from amenities and transport links. Entrance hallway with large cupboard, ground floor shower room, spacious lounge and dining room, modern fitted kitchen. To the first floor are four double bedrooms and a modern family bathroom. Gas central heating. Double glazing. Paved patio & lawned rear and side garden. Lawned front and long paved driveway leading to the garage. No chain. EPC Rating: tbc

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

#### 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 PORCHWAY

Approached via a uPVC entrance door leading to the spacious porchway. Obscured glass windows to front. Tiled flooring.

#### ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the spacious hallway. Large cupboard housing the 'Worcester' gas central heating boiler. Staircase to first floor. Under stairs storage cupboard. Radiator.

#### SHOWER ROOM

6' 5" x 5' 11" (1.96m x 1.82m)  
Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle. Full wall tiling. Tiled flooring. Obscured glass window to side. Radiator.

#### LOUNGE AND DINER

21' 2" x 18' 2" (max) (6.47m x 5.55m)  
An excellent sized lounge and diner with patio doors to the rear garden. Additional windows overlooking the rear garden and to side. Wood flooring. Serving hatch to kitchen. Two radiators.

#### KITCHEN

10' 7" x 10' 2" (3.24m x 3.11m)  
Modern fitted kitchen appointed along four sides in white

high gloss fronts beneath laminate effect worktop surfaces. Inset stainless steel sink with side drainer. Integrated dishwasher. Integrated washing machine. Space for slot in cooker with cooker hood above. Space for tumble dryer. Space for fridge freezer. Matching range of eye level wall cupboards. Window to front. Door to side. Serving hatch to kitchen. Radiator.

#### FIRST FLOOR

##### LANDING

Approached via a full turning staircase leading to the large central landing area. Access to roof space. Airing cupboard housing the hot water cylinder. Obscured glass window to side. Radiator.

##### BEDROOM ONE

12' 2" x 10' 8" (3.72m x 3.27m)  
Overlooking the delightful rear garden, a good sized primary double bedroom. Radiator.

##### BEDROOM TWO

12' 2" x 10' 8" (3.72m x 3.27m)  
Overlooking the delightful rear garden, a good sized primary double bedroom. Radiator.

##### BEDROOM THREE

10' 5" x 10' 2" (3.18m x 3.10m)  
Overlooking the quiet cul de sac, a third double bedroom. Built in wardrobe. Radiator.

##### BEDROOM FOUR

10' 4" x 8' 8" (3.16m x 2.65m)  
Aspect to front, a fourth double bedroom. Built in wardrobe. Radiator.

##### FAMILY BATHROOM

6' 7" x 5' 5" (2.01m x 1.66m)  
Modern white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with shower above and central taps. Full wall tiling. Tiled flooring. Obscured glass window to side. Radiator.

##### OUTSIDE

##### REAR AND SIDE GARDEN



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Enjoying a south westerly aspect. Large paved patio to side and rear leading into an area of lawn with inset plants and shrubs. Hedgerow to boundaries. Timber gates giving access to either side. Green house. Outside lighting. Timber storage shed.

## FRONT GARDEN

Lawned front garden with inset plants and shrubs. Long paved driveway leading to garage. Outside tap.

## GARAGE

16' 7" x 8' 6" (5.07m x 2.61m)

With up and over access door. Power and lighting. Window to side.



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FLOORPLAN AND EPC TO FOLLOW

**RADYR** 029 2084 2124

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



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