

46 Vista Rise,

Radyr Cheyne, Cardiff, CF5 2SD



Estate Agents and
Chartered Surveyors

Asking Price Of

£169,950



Mid Terrace Property



Property Description

**** MID TERRACED TWO BEDROOM PROPERTY ** PARKING SPACE AND REAR GARDEN ** NO CHAIN **** A mid terrace two bedroom property in a convenient location close to local amenities and bus routes. Open plan lounge and kitchen with patio doors to rear garden. To the first floor is a double bedroom and a second bedroom/study with velux window to front, family bathroom with shower over. Gas central heating. Southerly facing garden with paved patio and lawn. Parking space.
EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 537 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

Radyr Cheyne is a popular residential suburb within the Fairwater and Danescourt area that is well served by it's amenities. These include a local shopping precinct, doctors & dentist surgeries, a child's play area, a public house, a train station & convenient bus routes.

ENTRANCE

Approached via a paved pathway leading to the uPVC entrance door.

LOUNGE/DINING AND KITCHEN

29' 1" x 11' 9" (8.88m x 3.60m)
Open plan kitchen and lounge/dining area. Kitchen appointed along three sides with units and worktop. Inset stainless steel sink. Space for slot in cooker. Matching eye level wall cupboards. Window to front. Spacious lounge and dining area with ample space for family seating and dining. Patio doors to rear garden. Tiled floor to kitchen and laminate flooring to lounge. Staircase to first floor. Radiator. Storage cupboard.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Exposed floor boarding. Radiator. Access to loft.

BEDROOM ONE

11' 3" x 8' 9" (3.43m x 2.67m)
Overlooking the rear garden, a good sized double bedroom. Deep built in wardrobe with hanging rail and shelving. Exposed floor boarding. Radiator.

BEDROOM TWO/STUDY

7' 6" x 5' 2" (2.29m x 1.58m)
With velux window to front pitch. Low level waves storage. Radiator.

FAMILY BATHROOM

Comprising low level wc, wash hand basin, panelled bath with 'Triton' shower above. Swivel shower screen. Obscured glass window to front. Tiled splashback. Radiator.

OUTSIDE

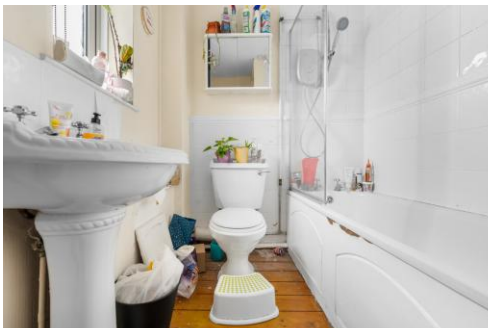
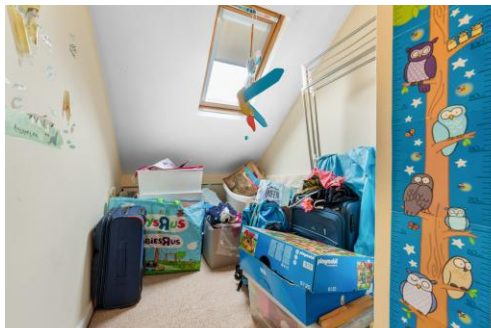
REAR GARDEN

Enjoying a southerly aspect. Paved patio onto an area of lawn.

PARKING

There is an allocated parking spot, roughly positioned to the front of 54 Vista Rise.

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GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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