



## 11 Ael-y-Bryn, Radyr

£550,000 Freehold

**DETACHED PROPERTY FOUR BEDROOMS FULLY RENOVATED THROUGHOUT GARAGE AND DRIVEWAY \*\*** An immaculately presented, four bedroom detached family home. Entrance hallway, spacious double bedroom with en suite shower room and utility room. First floor; family lounge, an impressive open plan family kitchen/dining/family room, primary bedroom, family bathroom with separate shower and two further double bedrooms. Landscaped rear garden. Driveway and garage. EPC Rating: E

Council Tax band: F

Tenure: Freehold

### **Entrance Hallway**

Entered via a modern composite door with obscured glass side window, a welcoming hallway. Quality laminate flooring. Radiator. Doors to rooms. Spindles staircase with carpet runner leading to first floor. Door into garage.

### **BEDROOM FOUR**

13' 9" x 9' 1" (4.20m x 2.78m)

A Beautifully presented double bedroom. Radiator. UPVC window to front. Door to en-suite.

### **ENSUITE SHOWER ROOM**

9' 1" x 3' 2" (2.78m x 0.96m)

Modern white suite; low level WC, wash hand baron with gold mixer tap and wood veneered vanity unit, walk in shower with gold shower and glass sliding shower door. Brass heated towel rail. Extractor fan. Spotlights. Tiled walls and flooring. Obscured glass window to side.

### **UTILITY ROOM**

Appointed along one side, low level cupboards beneath laminate worktop. Stainless steel sink with chrome mixer tap and side drainer. Cupboard housing 'Ideal' combi boiler. Plumbing for washing machine. PTiled splashbacks. Continuation of quality laminate flooring. Spotlights. Obscured glass UPVC door to side.

### **FRIST FLOOR LANDING**

Access to loft. Doors to all rooms. Opening into kitchen/dining/family room.

### **LOUNGE**

14' 10" x 11' 6" (4.52m x 3.51m)

A good sized family lounge. Built in media wall with oak wall panelling and shelving to one side. Continuation of quality laminate flooring. Wooden ceiling beams. Spotlights. Radiator. UPVC induced to side and rear.

### **KITCHEN/DINING/FAMILY ROOM**

30' 2" x 14' 3" (9.19m x 4.35m)

An impressive open plan kitchen/ dining/ family room. Appointed along one side, high and low level neutral cupboards beneath quartz work surfaces. Large, central island/ breakfast bar with inset double bowl ceramic sink and chrome 'Qettle' mixer tap(hot water tap); integrated wine cooler and integrated dishwasher. Ample space for dining. Free standing Range style double oven with four ring gas hob and extractor hood, integrated 'SMEG' microwave and integrated fridge/freezer. Opening through to family sitting area. Quality laminate flooring. Spotlights. Radiator. UPVC window to side. UPVC sliding doors opening into rear garden.

### **BEDROOM ONE**

15' 3" x 12' 4" (4.66m x 3.77m)

A spacious primary bedroom. Space for wardrobes. Radiator. Two UPVC windows to front.

### **BEDROOM TWO**

14' 4" x 10' 4" (4.37m x 3.16m)

A second double bedroom. Space for wardrobes. Radiator. UPVC window to side.

### **BEDROOM THREE**

15' 7" x 9' 2" (4.75m x 2.80m)

A third double bedroom. Space for wardrobes. Modern wall panelling to one side. Radiator. UPVC window to front.

### **FAMILY BATHROOM**

9' 0" x 6' 11" (2.75m x 2.11m)

Modern white suite; low level WC, vanity wash hand basin with chrome mixer tap, free standing bath with free standing chrome mixer tap and hand shower, separate glass shower cubicle with chrome shower. Chrome heated towel rail. Extractor fan. Spotlights. Tiled walls and flooring. Obscured glass window to side.

### **ADDITIONAL INFORMATION**

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





#### **REAR GARDEN**

A beautifully landscaped, enclosed garden. Paved patio area bordered by timber panels. Timber gate with steps leading to a large area laid to lawn. Mature trees and shrubs. Outside tap. Outside lights and power socket. Timber gates to both sides for access.

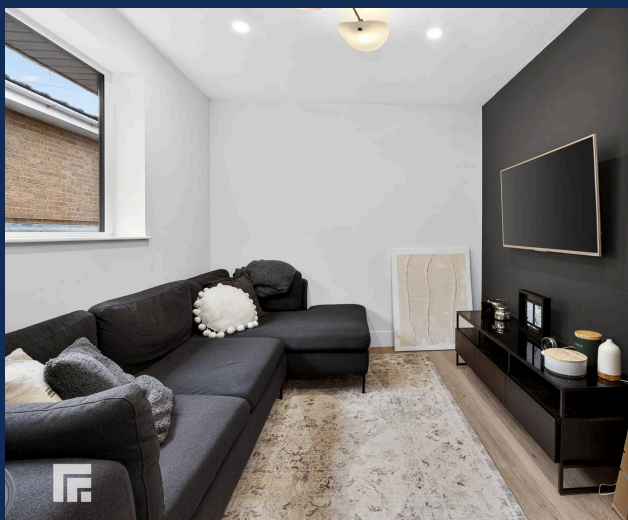
#### **FRONT GARDEN**

Laid to lawn. Driveway with parking for two vehicles in tandem. Electric car charger. Access to garage. Timber gates to both sides for access to the rear garden.

#### **GARAGE**

Single Garage

6.79 x 2.71 Integral single garage with up and over door. Power and lighting. Door into hallway.





**RADYR 029 2084 2124**

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



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