



7 Bryn Castell, Radyr

£525,000 Freehold

An immaculately presented four bedroom detached property in the sought after area, Radyr. Entrance porch, spacious hallway, family lounge, dining room, kitchen, utility room and cloakroom/WC. To the first floor; primary bedroom with countryside views, family bathroom and three further double bedrooms. Beautifully landscaped rear and side gardens. Garden to front. Double garage and driveway. EPC Rating: TBC

Council Tax band: G

Tenure: Freehold

Entrance Porch

Entered via a UPVC door with obscured glass panel and side windows, a good sized porch. UPVC door with obscured glass panel into hallway.

Hallway

9' 9" x 9' 5" (2.96m x 2.86m)

A welcoming hallway. Built in storage cupboard housing 'Worcester' combi boiler. Half turning staircase to first floor. Doors to all rooms.

Lounge

21' 7" x 11' 8" (6.57m x 3.56m)

A spacious family lounge. 'Dimplex' fire with oak veneered mantle piece and slate hearth. Two radiators. Large bay window to front. UPVC window to rear.

Dining Room

10' 11" x 10' 0" (3.32m x 3.05m)

Dining room with ample space for dining room table and chairs. Radiator. UPVC window to front.

Cloakroom

7' 1" x 6' 5" (2.17m x 1.96m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Half wall tiling. Obscured glass window to rear. Radiator. Built in understairs storage cupboard.

Kitchen

10' 10" x 9' 4" (3.31m x 2.85m)

Appointed along four sides, solid oak eye and low level cupboard beneath laminate worktops, composite double sink with side drainer and brass mixer tap, space for low level fridge, space for dishwasher and space for free standing cooker. Extractor hood. Half wall tiling. Radiator. Under cupboard lighting. UPVC window to rear overlooking the enclosed garden. UPVC door with obscured glass panel into utility room.

Utility Room

9' 0" x 3' 5" (2.74m x 1.05m)

Plumbing for washing machine and space for tumble dryer. Power and lighting. UPVC Stable door with obscured glass panel opening into rear garden. Door into garage.

First Floor Landing

A light, airy landing with large UPVC window overlooking the well manicured rear garden. Access to loft. Radiator. Doors to all rooms.

Bedroom One

13' 7" x 10' 7" (4.15m x 3.22m)

Primary double bedroom with built in wardrobe. Radiator. Large UPVC window with spectacular countryside views.

Bedroom Two

13' 8" x 11' 2" (4.16m x 3.41m)

A second, spacious double bedroom. Radiator. Large bay window to front.

Bedroom Three

11' 1" x 10' 8" (3.39m x 3.25m)

A third double bedroom. Built in wardrobes. Radiator. UPVC window to side.

Bedroom Four

11' 2" x 8' 10" (3.41m x 2.69m)

A fourth double bedroom. Built in wardrobes. Radiator. UPVC window to front.

Family Bathroom

7' 1" x 5' 5" (2.17m x 1.65m)

White suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath with twin chrome taps and chrome shower. Built in cupboard. Tiled walls and flooring. Obscured glass window to front.

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

Bordered by a timber fence and beautiful trees and shrubs, a well manicured, landscaped, wrap around, enclosed rear garden. Large paved patio area with steps leading to an area laid to lawn. Three outside power points. Timber gate to side for access. Side Garden Wooden archway leading from rear garden to side garden. Laid to lawn and bordered by mature hedges. Timber shed. Timber gate with access to driveway.

FRONT GARDEN

Mature hedges to front with lawn area bordered by wooden sleepers. Paved area leading to entrance porch. Driveway.

DRIVEWAY

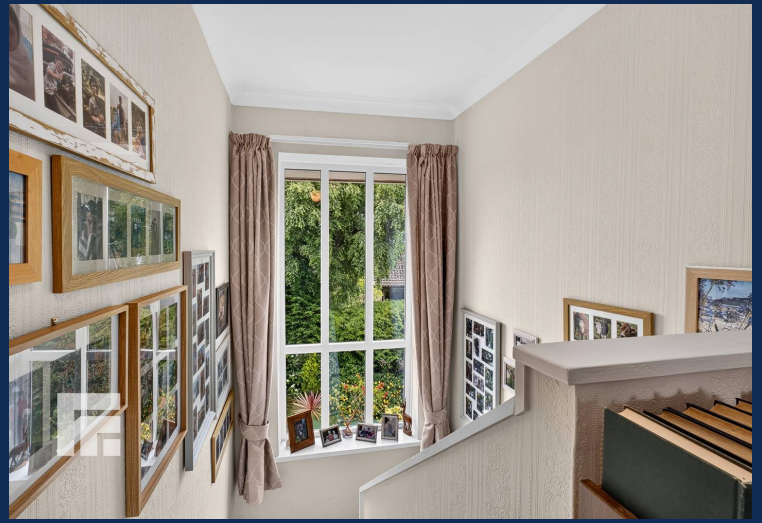
3 Parking Spaces

Driveway with parking for up to three vehicles in front of garage.

DOUBLE GARAGE

2 Parking Spaces

4.78 x 0.66 Double garage with two up and over doors. Water tap. Power and lighting.



RADYR 029 2084 2124

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