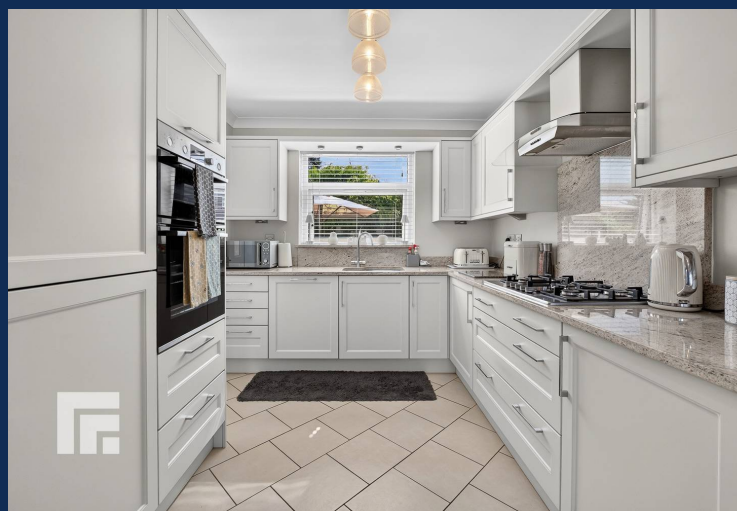




19 Pentwyn, Radyr

£425,000 Freehold

Extended and Beautifully presented three bedroom semi detached property. A spacious extended and much improved three bedroom semi detached family home in the convenient and sought after Radyr area, being a short distance from local amenities and a short drive from the A470 & M4 link. Entrance porch, a delightful L-shaped Kitchen/Dining & Sitting Room with integrated appliances, utility room, W/C, inner hallway, spacious lounge, dining room and large conservatory. To the first floor there are three bedrooms and a family bathroom. Gas central heating. Rear garden laid mainly to lawn with paved patio. Lawned front garden and a wide key block driveway.

EPC Rating: C.

Council Tax band: E

Tenure: Freehold

Entrance

Entered via block paved driveway to front door. Laid to lawn. Gated access to rear.

Porch

Entered via uPVC double glazed front door with matching side window into entrance porch. Tiled flooring. Radiator. uPVC double glazed door into kitchen/breakfast/sitting room.

Kitchen/Breakfast/Sitting Room

19' 9" x 16' 0" (6.03m x 4.87m)

A beautiful, L-shaped family space with newly fitted kitchen to include a wide range of base and eye level units incorporating one and a half bowl stainless steel sink with complementary granite worktops. Fitted electrics double oven and 5 burner gas hob with extractor hood over. Integrated fridge/freezer and dishwasher. Granite splashbacks, tiled flooring. uPVC double glazed window to rear. Radiator. Door to utility room. The sitting area includes oak wood flooring, radiator, two velux windows to side and uPVC double glazed window to front

Utility Room

6' 6" x 5' 11" (1.98m x 1.81m)

Fitted wall units with space for washing machine, tumble dryer and freezer. Radiator. uPVC double glazed external door and window to rear garden. Door to:

Cloakroom

6' 0" x 2' 11" (1.84m x 0.89m)

Vanity enclosed wash hand basin and low level WC. Tiled splashbacks. UPVC double glazed window to side.

Inner Hallway

Doors to lounge and dining room. Oak wood flooring. Radiator. Under stair cupboard.

Lounge

16' 1" x 13' 3" (4.90m x 4.03m)

An immaculately presented lounge comprising oak wood flooring, feature electric fireplace with marble hearth, uPVC double glazed window to front and stairs rising to first floor. Radiator. Glazed door to dining room.

Dining Room

16' 0" x 8' 10" (4.88m x 2.68m)

uPVC double glazed French doors and window to conservatory. Radiator.

Conservatory

12' 10" x 12' 2" (3.92m x 3.72m)

uPVC double glazed windows to rear with windows and French doors to side aspect. Tiled flooring. Wall lights.

First Floor Landing

Doors to three bedrooms and the family bathroom. Storage cupboard. Loft access.

Bedroom One

20' 0" x 8' 11" (6.09m x 2.71m)

A spacious principle bedroom which has potential to build an en-suite. uPVC double glazed windows to front and rear. Two radiators. Fitted wardrobes. Loft access.

Bedroom Two

12' 10" x 10' 0" (3.91m x 3.04m)

A double bedroom to include fitted wardrobe and airing cupboard housing Worcester gas combination boiler. uPVC double glazed window to front. Radiator.

Bedroom Three

11' 7" x 8' 10" (3.54m x 2.70m)

Fitted wardrobe and storage cupboard to one wall. uPVC double glazed window to rear. Radiator.

Bathroom

6' 6" x 5' 5" (1.99m x 1.66m)

A modern suite comprising low level WC, vanity enclosed wash hand basin and panelled bath with electric shower over. Full tiled walls and floor. Radiator. Spotlights. uPVC double glazed window to rear.

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.



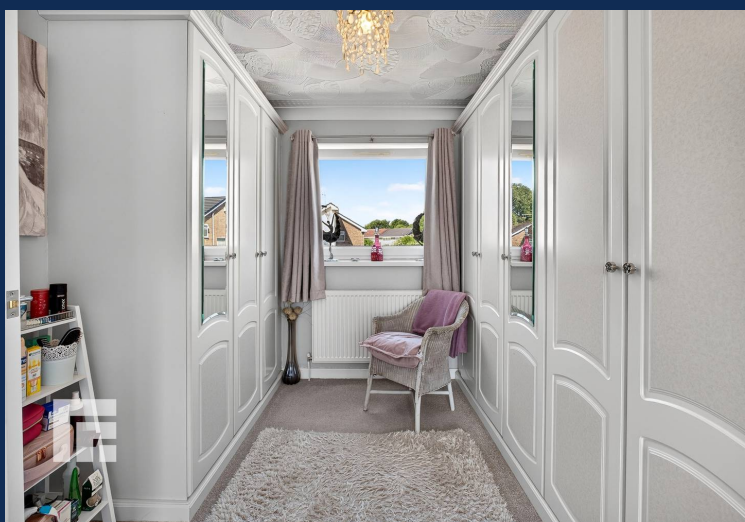


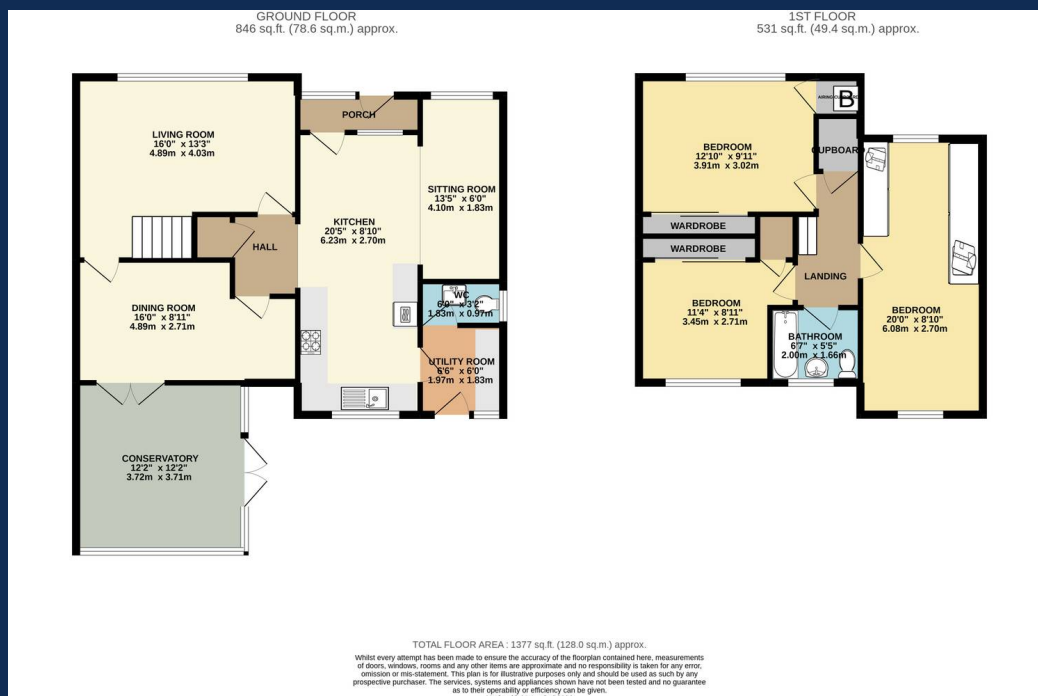
REAR GARDEN

A sunny rear garden, mainly laid to lawn with paved patio area and shrub borders. Garden shed and greenhouse. Boundary fence. Outside tap. External power point.

DRIVEWAY

1 Parking Space
Block paved driveway





RADYR 029 2084 2124

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK