



**Penrhos,
Radyr CF15 8RJ**

- EPC Rating: Awaited
- THREE BEDROOM DETACHED HOUSE
- QUIET CUL DE SAC LOCATION
- AMPLE OFFSTREET PARKING
- WELL PRESENTED REAR GARDEN





About The Property

A superb, three bedroom detached house situated in a quiet cul de sac location in Radyr. Many benefits from ample offstreet parking, garage, private enclosed rear garden with views of Castell Coch, Radyr school catchment with fantastic transport links. The perfect family home.

Accommodation

Entrance Hall

Obscure UPVC doors leading to spacious hallway. Doors leading to lounge, kitchen and downstairs shower room. Large fitted cupboard, radiator, coving and laminate flooring.

Living Room

12' max x 17' 3" max (3.66m max x 5.26m max)
Two large UPVC double glazed windows to front, smooth plaster walls with coving. One radiator and carpet floor.

Downstairs Shower Room

6' 11" max x 4' 9" max (2.11m max x 1.45m max)
Well presented three piece suite with a shower cubicle with sliding glass doors, tiled splashback, low level WC and a wash hand basin. Obscure UPVC double glazed window to front. Extractor fan and access to storage, one radiator and also space for plumbing for washing machine. Laminate flooring.

Kitchen/ Breakfast Room

10' 6" max x 13' 9" max (3.20m max x 4.19m max)
Well presented fully fitted kitchen with contrasting base units with wall mounted cupboards with woktops over, space for cooker,



integrated fridge freezer, a larder cupboard, breakfast bar, stainless steel sink with mixer tap and tiled splashback. Extractor fan over cooker, spot lights to ceiling. UPVC double glazed window to rear, radiator, coving, laminate flooring.

Dining Room

13' 11" max x 8' 10" max (4.24m max x 2.69m max)
Very spacious dining area with UPVC double glazed patio doors leading to rear garden. Smooth plaster walls to ceiling and also coving. One radiator and under stairs storage cupboard.

Landing

Carpet staircase, spacious first floor landing. Two double fitted storage cupboard with one holding the boiler. Doors leading to all upstairs rooms.

Bedroom One

12' x 9' 10" max (3.66m x 3.00m max)
Double bedroom with large UPVC double glazed window to front. Fitted wardrobe, one radiator and carpet.

Bedroom Two

10' 6" max x 9' 11" max (3.20m max x 3.02m max)
Double bedroom with a fitted wardrobe, coving, one radiator and carpet.

Bedroom Three

8' 6" max x 7' 2" max (2.59m max x 2.18m max)
Single bedroom with large UPVC double glazed window to front, one radiator and carpet.

Family Bathroom

6' 1" max x 6' 11" max (1.85m max x 2.11m max)
Beautifully presented bathroom with 3 piece suite. Bath with shower over, low level WC and a vanity unit. Wash hand basin with mixer tap, heated chrome towel rail. Tiled wall and floor, UPVC window to rear. Extractor fan.

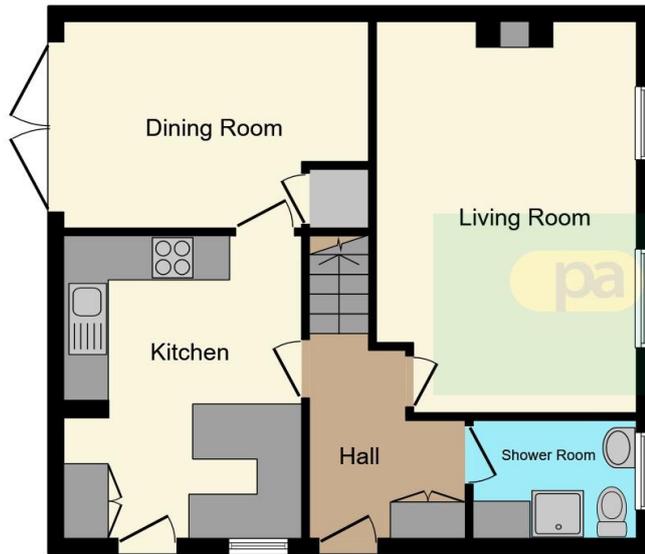
Outside Front

A low maintenance front garden with the house situated at the bottom of a cul-de-sac, pathway leading to side entrance. dropped curb leading to driveway with ample offroad parking & access to garage, gated access to rear garden.

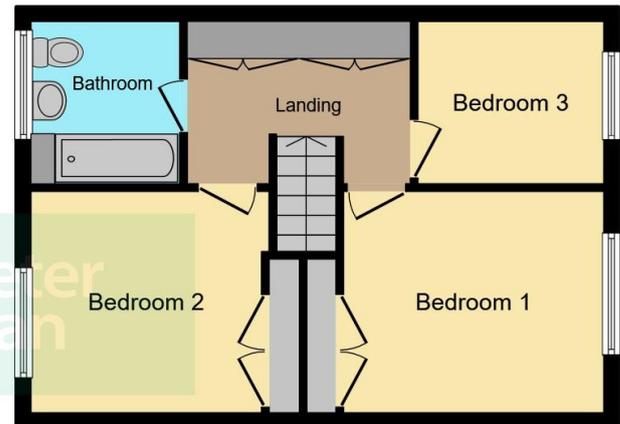
Outside Rear

Beautifully presented enclosed private rear garden with views of Castell Coch & the Garth. A spacious paved patio area, laid to lawn with gate leading to front, access to garage, water tap.

Garage



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

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