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CARDIFF VALE CAERPHILLY BRISTOL

A beautifully appointed family home beautifully positioned on a quiet select close in the sought after area of Radyr, Cardiff.

Comments by Mrs Ruby Ledley

Property Specialist

Mrs Ruby Ledley

Valuer

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A really happy family home with great schools & the Taff Trail nearby.

Comments by the Homeowner

Bryncoed, Radyr, CF15 8RH

Total Area: 151.0 m² ... 1626 ft²

All measurements are approximate and for display purposes only

Bryn Coed

Radyr, Cardiff, CF15 8RH

Guide Price

£525,000

4 Bedroom(s) | 2 Bathroom(s) | 1626.00 sq ft

Contact our

Pontcanna Branch

02920 499680

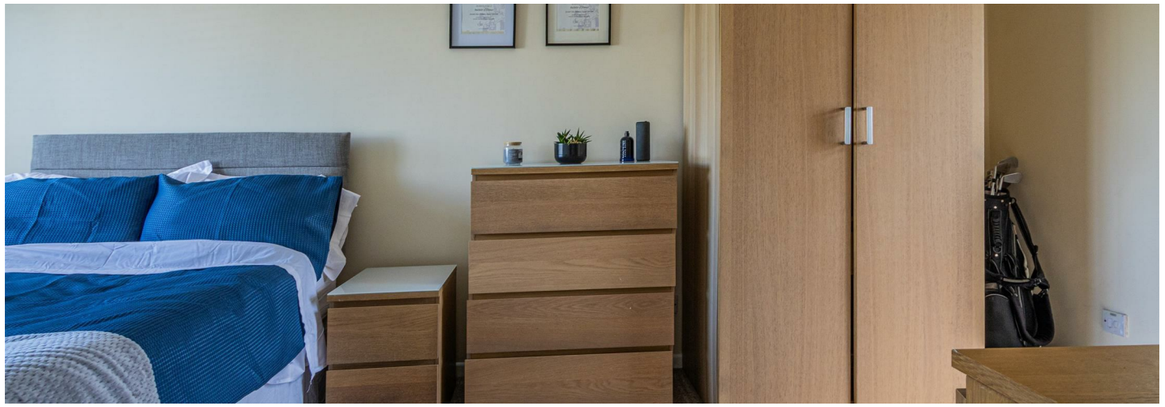
Nestled in a quiet Cul-de-sac, the charming area of Bryn Coed, Radyr, Cardiff, this delightful house offers a perfect blend of comfort and convenience. With four well proportioned bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family. Further benefits from a driveway for 2 cars.

The house features a modern bathroom, shower room & a ground floor WC ensuring that morning routines run smoothly for everyone. The property also includes parking for one vehicle, adding to the convenience of daily life.

To the outside is a mature, well maintained, child friendly rear garden ideal for entertaining on those summer days.

One of the standout features of this location is the proximity to excellent schools, making it an attractive option for families with children. The surrounding area boasts a friendly community atmosphere, with local amenities and parks nearby, perfect for leisurely strolls or outdoor activities.

This property is not just a house; it is a place where memories can be made. With its spacious layout and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant and family-friendly neighbourhood. Don't miss the chance to make this lovely house your new home.



Hall

Lounge 14'8 x 11'4 (4.47m x 3.45m)

Kitchen diner 25'1 x 13'4 max (7.65m x 4.06m max)

Snug 17'1 x 7'4 (5.21m x 2.24m)

Boot room & pantry 9'1 x 7'4 (2.77m x 2.24m)

Utility room 9'5 x 7'4 (2.87m x 2.24m)

Please note this is a single skin construction

Storage/games room 11'7 x 7'6 (3.53m x 2.29m)

Please note this is a single skin construction

Bedroom 13'6 x 8'8 (4.11m x 2.64m)

Bedroom 12'1 x 9'8 (3.68m x 2.95m)

Bedroom 10'7 x 6'9 (3.23m x 2.06m)

Bedroom & en suite 16'9 x 8'1 (5.11m x 2.46m)

Bathroom

Council Tax

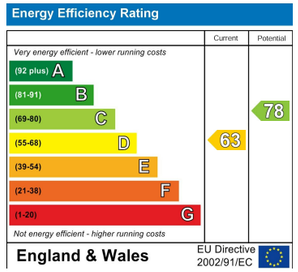
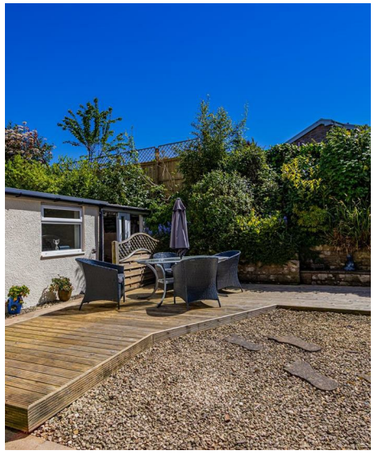
Tenure

School catchments

Radyr Comprehensive Catchment & Bryn Deri Primary School
Welsh Medium Primary school - Ysgol Gymraeg Coed-Y-Gof
Welsh medium secondry school - Ysgol Gyfun Gymraeg Plasmawr

EPC

GUINNESS


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
78
England & Wales
EU Directive 2002/91/EC