

FOR SALE | Guide Price £395,000 | Ty Gwyn, Radyr Road, Cardiff, South Glamorgan CF14 2FU

A MODERN DETACHED DWELLING NESTLED INTO ONE OF LLANDAFF NORTH'S POPULAR SIDE ROADS A SHORT WALK FROM THE VILLAGE'S AMENITIES AND ON THE DOORSTEP OF THE TAFF TRAIL. INTERNAL VIEWING ADVISED.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents are delighted to receive formal instructions to bring to the market this unique detached home known as Ty Gwyn located on Radyr Road, Llandaff North.

The accommodation, which is finished to a contemporary standard throughout by the current owners, briefly comprises entrance hall, living room, spacious kitchen/dining room and a ground floor shower room. To the first floor are two bedrooms and a family bathroom, whilst the second floor is home to a third bedroom and en-suite shower room. The property further benefits from gas central heating, Upvc double glazing, off-road parking, which is somewhat of a rarity in Llandaff North, and an enclosed low maintenance rear garden complete with a detached Summer House, which is versatile in its use.

Radyr Road is a popular residential location off Ty Mawr Road and within walking distance of all that is good about this sought after north Cardiff suburb to include a host of independent and corporate business such as a Co-op mini-market, Pharmacy, Salkaara Indian Restaurant, My Loaf and Llandaff North Medical Centre to name but a few.

This area is popular with those who commute and there is easy access into the city centre via both bus and train with the access to both transport options virtually on the property's doorstep. Furthermore, Hailey Park is at the bottom of the road and the Taff Trail is a great way to explore Cardiff via its open green spaces.

This property will garner early interest and internal viewing is highly advised.

Additional Information:

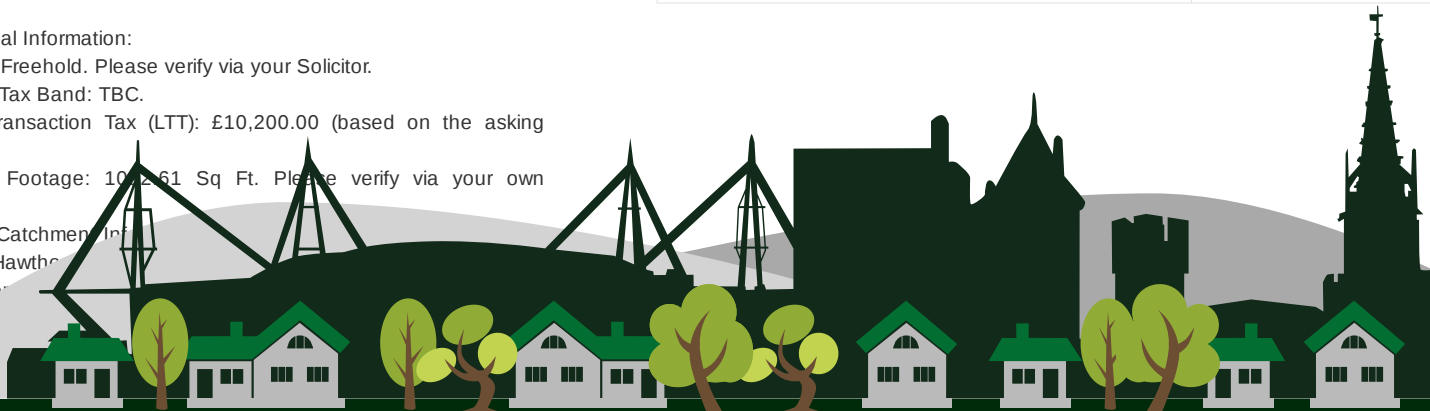
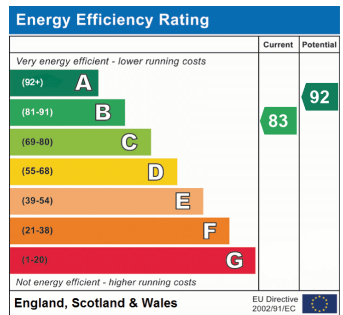
Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: TBC.

Land Transaction Tax (LTT): £10,200.00 (based on the asking price).

Square Footage: 1092.61 Sq Ft. Please verify via your own means.

School Catchment Information: The property is in the school catchment area: Hawthorn. The property is also in the school catchment area: Hawthorn.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.