Asking Price
£379,950

Craig Hir,
Radyr, Cardiff,
CF15 8RB

THOMAS H WOOD

3 Bedrooms
Bungalow - Detached

An exciting opportunity to acquire a generously proportioned three bedroom bungalow family home, enjoying a generous footprint, private garden and wonderful views towards Castel Coch. Having been constructed in the mid 1970s, this is the first time the property has been offered for sale, making this a particularly rare opportunity to acquire a home that has been in the same ownership for generations. The property has been extended over the years and now offers excellent accommodation, with two reception rooms, an extended kitchen diner, WC, three bedrooms and a generous four piece family bathroom. The property would benefit from a programme of modernisation, but offers huge potential for a purchaser looking to create a fantastic family home. The double length garage is particularly useful and also offers further potential for conversion, subject to the necessary consents. Externally, the property enjoys a generous frontage with a substantial driveway providing multiple parking spaces, while the private rear garden offers excellent scope for landscaping and creating a wonderful outdoor space. The property is well placed for access to the excellent public transport links, highly regarded schools and the excellent local amenities.

To be sold with no onward chain.

ACCOMMODATION

HALLWAY
Via UPVC porch to a generous hallway with excellent storage. Doors to all rooms

WC
2'11" x 5'4"
Fitted with a low level WC, vanity wash hand basin, radiator and single glazed window providing natural light.

SITTING ROOM / DINING ROOM
18'1" x 10'5"
A versatile reception room with carpeted flooring, papered walls, textured ceiling, gas fire with brick surround, UPVC window and sliding doors opening onto the rear garden.

KITCHEN DINER
12'11" x 19'3"
A generous extended kitchen diner fitted with a range of wall and base units with contrasting work surfaces, electric hob with extractor, double ovens, space and plumbing for washing machine, undercounter fridge freezer and dishwasher, ceramic sink, UPVC windows and doors to the side and rear, ample space for a dining table and breakfast bar with seating, together with an integral door providing access to the garage.

Features

- Extended three bedroom semi detached family home
- First time on the market since it was constructed in the mid 1970s
- Generous footprint with excellent potential to modernise and improve
- Stunning views towards Castle Coch
- Two reception rooms providing excellent family living space
- Extended kitchen diner with direct access to the garden and garage
- Double length garage with further potential for conversion, subject to any necessary consents

LOUNGE
10'4" x 15'11"
A generous second reception room with carpeted flooring, papered walls, textured ceiling with coving, UPVC window overlooking the rear garden, radiator and gas fire with stone surround.

BATHROOM
10'4" x 6'4"
A generous four piece bathroom comprising walk in shower with electric shower and chrome fittings, tiled surround and glazed curved shower screen, low level WC, wall mounted wash hand basin with chrome mixer tap, panel bath with handheld shower, chrome heated towel radiator and UPVC window to the side.

BEDROOM 1
10'4" x 12'5"
A good sized double bedroom overlooking the front aspect, with carpeted flooring, painted walls, textured ceiling, UPVC window and radiator

BEDROOM 2
10'4" x 8'11"
A further double bedroom overlooking the front of the property, with carpeted flooring, papered walls, textured ceiling, UPVC window, radiator and fitted wardrobes.

BEDROOM 3
6'9" x 7'11"
A versatile third bedroom, ideal as a child's bedroom, nursery, home office or study, with carpeted flooring, papered walls, textured ceiling, high level UPVC window and radiator

GARAGE
8'11" x 19'6"
A substantial double length garage offering excellent storage and further potential for conversion, subject to the necessary consents.

OUTSIDE

FRONT
A generous and welcoming frontage with a large laid lawn and substantial driveway providing multiple parking spaces, leading to the front porch and main entrance. The driveway also provides access to the garage

REAR
A private rear garden offering considerable potential to create a wonderful outdoor space. The garden currently comprises a paved patio with steps leading to a large lawn, mature plants, trees and shrubs. There is excellent scope for landscaping, with the mature planting offering privacy and the opportunity to cut back areas to further increase the usable garden space.

TENTURE
This property is understood to be Freehold. This will verified by the purchaser's solicitor.

COUNCIL TAX
F

3 BEDROOMS

1 BATHROOMS

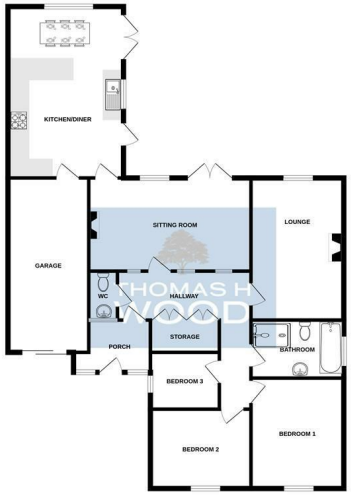
2 RECEPTION ROOMS

ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1322.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

GROUND FLOOR
122.9 sq.m. (1322 sq.ft.) approx.



3 BEDROOM BUNGALOW

TOTAL FLOOR AREA : 122.9 sq.m. (1322 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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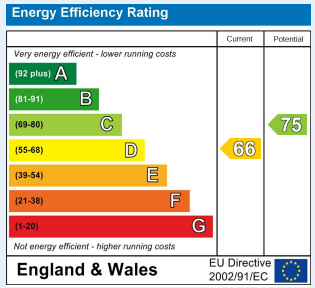
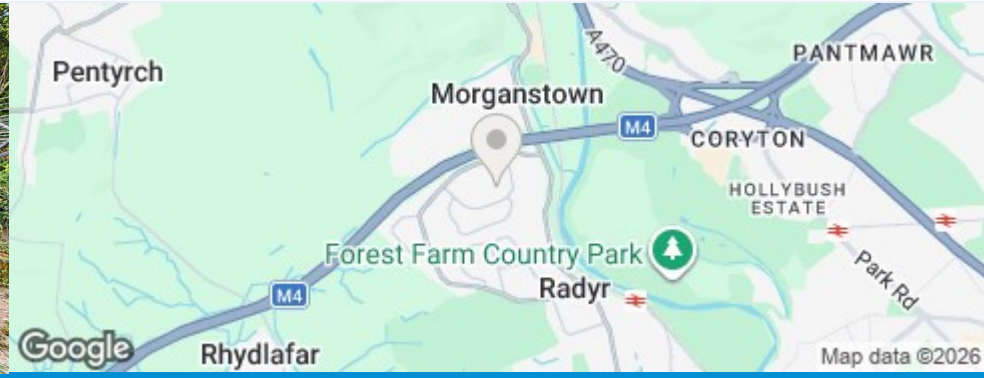
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





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