

# Dan-Y-Bryn Avenue

RADYR, CARDIFF, CF15 8DD

**OFFERS IN EXCESS OF £750,000**

**Hern &  
Crabtree**





# Dan-Y-Bryn Avenue

No chain. A wonderfully appointed, double storey extended four-bedroom detached home backing onto woodlands, perfectly situated in the heart of Radyr, just a short distance from the village, train station and golf club.

Set on a fantastic-sized level plot, this wonderful light and spacious family home boasts a welcoming entrance hall leading to two generously sized reception rooms, a convenient cloakroom, and a stunning open-plan kitchen, dining, and sitting area with doors opening onto the rear garden to the ground floor. The first floor offers four well-proportioned bedrooms, with an en-suite shower room to bedroom three, and a modern family bathroom. Outside, the generous rear garden provides plenty of space for relaxation, while the good-sized front garden enhances the home's kerb appeal. The property further benefits from ample off street parking and an integral single garage.

Dan Y Bryn Avenue is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre. Internal viewings are highly recommended!



**2018.00 sq ft**

### **Entrance Hall**

Entered via a wood front door into hallway, coved ceiling, parquet flooring, radiator, understairs storage.

### **Cloakroom**

Double obscure glazed window to the rear, w.c and wash hand basin, heated towel rail, tiled wall and tiled floor.

### **Lounge**

11'8 x 16'10

Double glazed window to the front, double glazed patio doors to the rear, coved ceiling, stone gas fireplace, radiator, parquet flooring.

### **Sitting Room**

12'10 x 11'11

Double glazed window to the front with fitted shutters, radiator, fireplace, parquet flooring.

### **Kitchen/Diner**

16'2 x 21'6 max

Double glazed patio doors to the side and to the rear, fitted with a range of wall and base units with Quartz worktop over, sink and drainer, a four ring induction hob, integrated Neff steam oven, Neff circotherm electric oven & grill as well as a Neff Combi oven, integrated dishwasher, integrated fridge and freezer, integrated, tiled floor with underfloor heating.

### **First Floor Landing**

Stained and leaded window to the front, coved ceiling, access to loft space.

### **Bedroom One**

16'11 x 11'8

Double glazed window to the front and rear, two radiators, coved ceiling, two sets of built in wardrobes, wooden floorboards.

### **Bedroom Two**

8'7 x 21'10

Double glazed window to the front and the rear, coved ceiling, two radiators wood flooring.

### **Bedroom Three**

16'1 x 17'3 max

Double glazed window to the rear and side, coved ceiling, radiator, wooden floor.

### **En Suite**

5'8 x 6'9

Fitted with walk in shower, w.c and wash hand basin, heated towel rail, coved ceiling, laminate walls and floor.

### **Bedroom Four**

11'11 x 10'9

There is a double-glazed window to the front, a coved ceiling, a radiator, built-in wardrobes, and wooden floorboards.

### **Bathroom**

7'10 x 5'8

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls and floor.

### **Rear Garden**

A good size garden, wall to side and hedge to the rear, paved sitting area, lawn, flower borders, cold water tap, outside power sockets, vegetable plots.

### **Front**

Low rise wall to the side, paved driveway, lawn area.

### **Garage/Utility**

17'10 x 8'2 not including the door width

Double obscure glazed window to the side, electric roller door to the front, part of garage has ceramic sink and drainer, worktop, plumbing for a washing machine.

### **Tenure and additional information**

We have been advised by the seller that the property is freehold and the council tax band is

### **Disclaimer**

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions,

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Good old-fashioned service with a modern way of thinking.





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