

# Tangmere Drive

RADYR WAY, CARDIFF, CF5 2PQ

**GUIDE PRICE £260,000**

**Hern &  
Crabtree**





# Tangmere Drive

A fantastic two double bedroom mid-terrace house, ideally positioned on Tangmere Drive in Radyr Way. Beautifully extended and refurbished to an excellent standard, this charming home is perfect for first-time buyers or those looking to downsize. Offering stylish living in a sought-after location, it's ready for you to move straight in.

The well balance accommodation briefly comprises: Entrance Porch, Lounge, Fitted Kitchen opening up into a Sitting Room to the ground floor. To the first floor are Two Double Bedrooms and a modern Bathroom Suite. The property further benefits from a good size rear garden with the potential for off street parking if required.

Tangmere Drive is conveniently located close to local amenities, schools, and transport links, it's an excellent choice for families or first-time buyers. Internal viewings are highly recommended! Be quick and book early.



**665.00 sq ft**

#### Entrance

Entered via double glazed composite door into a small porch.

#### Porch

Radiator. Wooden flooring.

#### Lounge

11'11" x 17'

Double glazed window to the front. Radiator. Stairs to the first floor. Coved ceiling. Dado rail with wood panelling below.

#### Kitchen

11'10" x 7'7"

The kitchen is fitted with wall and base units with wood work surfaces. Space for oven. Integrated dish washer. Further space and plumbing for a washing machine and tumble dryer. Space for a fridge/freezer. Tiled splash back. Sink and drainer. Coved ceiling. Oak flooring. Squared off archway to the dining room.

#### Dining room

10'5" x 9'11"

Double glazed French doors to the rear and double glazed window to the side. Coved ceiling. Radiator. Continuation of oak flooring.

#### FIRST FLOOR

Stairs from the lounge.

#### Landing

Wooden bannister. Dado rail with wood panelling below. Coved ceiling. Loft access hatch.

#### Bedroom One

11'10" x 8'5"

Double glazed window to the front. Radiator. Dado rail with wood panelling below. Coved ceiling.

#### Bedroom Two

11'11" x 7'7"

Double glazed window to the rear. Radiator. Dado rail with wood panelling below. Built in storage cupboard.

#### Bathroom

4'7" x 8'8"

Coved ceiling. Bath with shower plumbed over, W/c and wash hand basin. Heated towel rail. Tiled flooring. Part tiled wall.

#### OUTSIDE

##### Front

Flowers to the side and paved pathway.

##### Rear Garden

Enclosed rear garden with timber fencing. Gates offering parking space. Paved patio sitting area. Cold water tap. Storage shed.

#### Additional Information

We have been advised by the vendor that the property is Freehold. Council Tax -

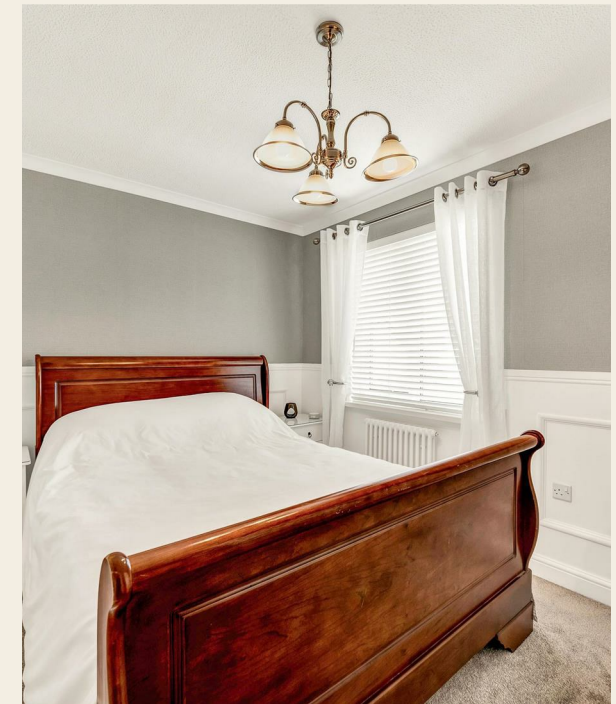
The seller has advised us of the following information:-

They have a new boiler, electrical consumer unit and radiators. Solid oak kitchen worktops, and real oak flooring. External taps and electrical sockets in the rear garden.

#### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





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