

Cranwell Close

RADYR WAY, CARDIFF, CF5 2EY

GUIDE PRICE £335,000

**Hern &
Crabtree**



Cranwell Close

Perfectly positioned on the corner of this quiet no through road in Radyr Way is this three bedroom detached family home. Tastefully modernised throughout, this would be perfect for a first time buyer or for a young family.

The current accommodation briefly comprises: Entrance Hall, Cloakroom, Open Plan Lounge/Diner opening up into the Kitchen and Conservatory to the ground floor. To the first floor are Three Good Size Bedrooms and a Bathroom. The property further benefits from a good size rear garden as well as off street parking to the front.

Cranwell Close is perfectly tucked away off Tangmere Drive in Radyr Way and is with easy access to local shops and amenities as well as fantastic primary and secondary school catchments within walking distance. There are also good public transport links for commuters to and from Cardiff City Centre. Internal viewings are a must!



1183.00 sq ft

Entrance Hall

Entered via a composite front door, built in shelves, coved ceiling, laminate flooring.

Cloakroom

Fitted with a w.c and wash hand basin, laminate flooring.

Living Room

Double glazed window to the front, vertical radiator, stairs to the first floor with understairs storage.

Dining Room

Double glazed window to the front, radiators, coved ceiling, double glazed window and door to the conservatory.

Kitchen

Double glazed window to the rear, fitted with a range of wall and base units with worktop over, a stainless steel sink and drainer, a five ring gas hob with electric oven and grill, integrated washing machine, dishwasher and fridge and freezer, coved ceiling.

Conservatory

A double-glazed conservatory, doors out to the rear garden.

First Floor Landing

A double obscure glazed window to the side, access to loft space, built in cupboard, laminate flooring.

Bedroom One

Double glazed window to the front, radiator, coved ceiling, laminate flooring.

En Suite Shower

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

Bedroom Two

Double glazed window to the front, radiator, coved ceiling, laminate flooring.

Bedroom Three

Double glazed window to the rear, radiator, coved ceiling, built in cupboard, laminate flooring.

Bathroom

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, heated towel rail, wooden floors.

Rear Garden

Enclosed by timber fencing, patio area, flower borders, garden shed, cold water tap, gate to side leads to the front.

Front

Paved front for parking.

Tenure and additional information

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

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

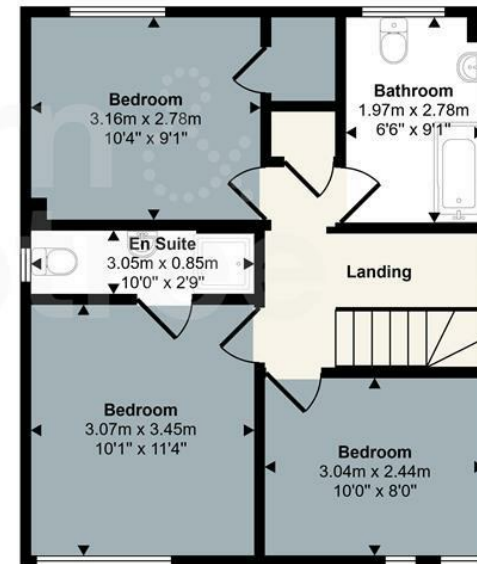




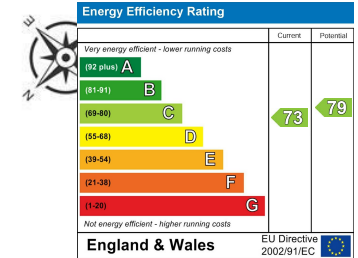
Approx Gross Internal Area
110 sq m / 1183 sq ft



Ground Floor
Approx 64 sq m / 684 sq ft



First Floor
Approx 46 sq m / 499 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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