

Maes Y Llech

RADYR, CARDIFF, CF15 8GJ

GUIDE PRICE £310,000

**Hern &
Crabtree**



Maes Y Llech

A larger style, well presented three-bedroom end of terrace family home, ideally situated in the desirable area of Radyr, just a short stroll from Radyr Village, the train station, and the scenic Taff Trail.

The accommodation comprises an entrance hallway, a convenient cloakroom, a spacious lounge/diner leading into the kitchen and a conservatory with French doors opening onto the rear garden to the ground floor.

Upstairs, the home offers three well-proportioned bedrooms, including a generous primary bedroom with a modern ensuite shower room, along with a family bathroom. The property further benefits from a private rear garden, as well as a driveway and a single garage to the side.

Maes Y Llech is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, Italian restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.



908.00 sq ft

Entrance

Entered via a composite front door, radiator, wood flooring.

Cloakroom

Fitted with w.c and wash hand basin, extractor fan, wood flooring.

Lounge/Dining Room

Double glazed window to the front, radiator, wood flooring, stairs to the first floor.

Kitchen

Double glazed window to the rear, wall and base units with worktop over, built-in cupboard, plumbing for a dishwasher, space for fridge, a four ring induction hob, integrated oven and grill, stainless steel sink and drainer, cupboard housing the combination boiler, which the seller has advised us is 3 year old., archway to conservatory.

Conservatory,

A double glazed conservatory, power and light, radiator, tiled floor.

First Floor Landing

Stairs rise from the living room, access to loft space, built in cupboard.

Bedroom One

Double glazed window to the front, radiator, built in wardrobes.

En Suite

Fitted with walk in shower, w.c and wash hand basin, radiator, tiled walls and floor.

Bedroom two

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

Double glazed window to the front, radiator, built in wardrobe.

Bathroom

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, tiled walls and floor.

Rear Garden

Enclosed by timber fencing, gravel and decked sitting area, cold water tap, gate to the side giving access to the front.

Garage

A single garage with up and over door to the front. We have been advised by the owner that the garage is leasehold with a long lease in place and a charge of £64 per annum is in place to First Port Property Services.

Front

Gravel area.

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.

Charges and Management

The seller has advised us that they pay £64.00 p.a for the garage and the management company are First Port



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

