

50 De Clare Drive

Radyr | Cardiff | CF15 8FY



End Terraced Townhouse | Asking Price Of £295,000 NO CHAIN



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PROPERTY DESCRIPTION

****OPEN DAY SATURDAY 8TH FEBRUARY BETWEEN 9-11AM - PLEASE CALL TO ARRANGE AN APPT**** End Terraced Townhouse | Kitchen/Diner/Family Room | Study | WC | Lounge | Three Bedrooms | Ensuite & Family Bathroom | Rear Garden | Garage & Parking Space | NO CHAIN

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,139 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property 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.

ENTRANCE

Entered via wrought iron gate with fence surround. Paved pathway to front door.

HALLWAY

Entered via uPVC double glazed door. Storage cupboard housing central heating boiler and coat hanging space. Stairs to first floor. Doors to study, kitchen/diner/family room and wc. Stairs rising to first floor. Radiator.

WC

Vanity unit with inset sink, cupboards below and tiled splashback. Low level wc. Radiator.

STUDY

9' 4" x 6' 1" (2.858m x 1.868m) uPVC double glazed window to front. Radiator. Telephone point.

KITCHEN/DINING/FAMILY ROOM

19' 10" x 12' 10" (6.064m x 3.926m) uPVC double glazed patio doors to rear with windows to either side. A modern fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, gas hob and extractor over. Space for fridge/freezer, washing machine and dishwasher. Tiled floor. Part tiled walls. Radiator.

TV aerial point. Space for table and chairs and additional seating for up to two sofas.

FIRST FLOOR

LANDING

Doors to master bedroom and lounge. Radiator. Stairs to second floor.

LOUNGE

12' 10" x 12' 6" (3.930m x 3.823m) Two uPVC double glazed windows to front. Two radiators. TV aerial point.

MASTER BEDROOM

12' 10" x 9' 11" (3.932m x 3.030m) Two uPVC double glazed windows to the rear. Two radiators. TV aerial point. Door to ensuite.

ENSUITE

6' 6" x 6' 0" (1.988m x 1.843m) uPVC obscure double glazed window to side. Low level wc. Double shower cubicle. Vanity unit with inset sink, cupboards below and tiled splashback. Heated towel radiator. Shaver point. Extractor fan.

SECOND FLOOR

LANDING

Doors to two bedrooms and bathroom. Loft access.

BEDROOM TWO

12' 10" x 12' 6" (3.925m x 3.822m) Two uPVC double glazed window to front. Two radiators. Airing cupboard housing hot water tank and shelving.

BEDROOM THREE

12' 10" x 9' 11" (3.928m x 3.041m) Two uPVC double glazed windows to rear. Two radiators.

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BATHROOM

6' 5" x 5' 6" (1.976m x 1.697m) uPVC obscure double glazed window to side. Low level wc. Vanity unit with inset sink, cupboards below and tiled splashback. Panelled bath with shower attachment. Heated towel radiator. Shaver point. Extractor fan.

OUTSIDE

REAR GARDEN

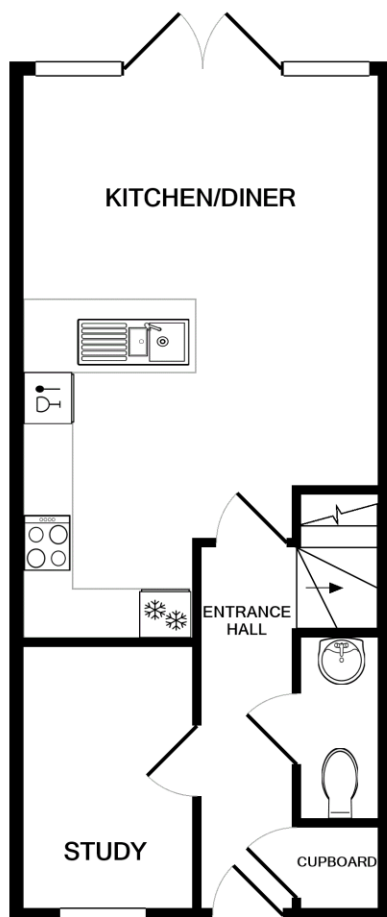
Enclosed rear garden with paved patio and gravelled areas and shrub and flower borders. Gate to rear giving access to single garage and parking space.

GARAGE

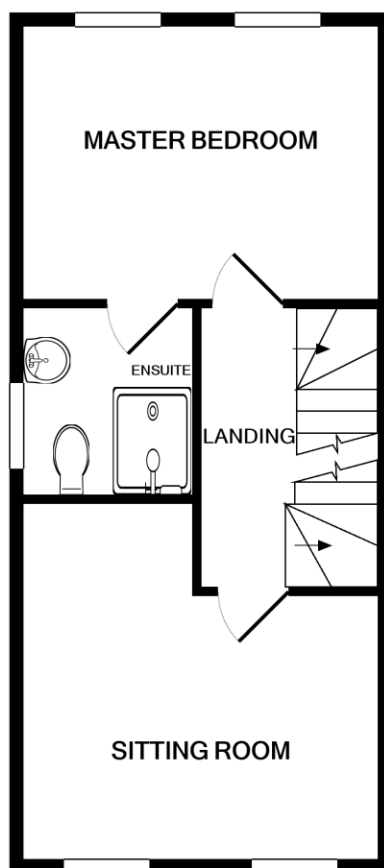
Single garage with up and over door. Allocated parking space in front. The garage is leasehold and the ground rent is £10 per annum.



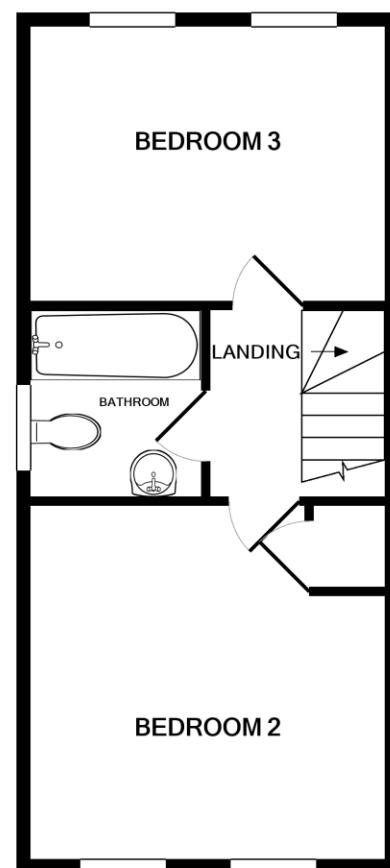
FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

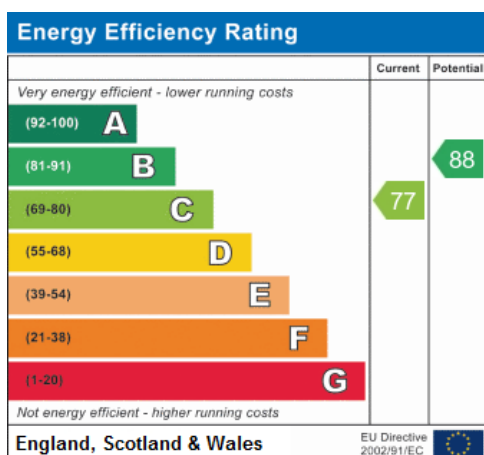


2ND FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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