

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management
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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



12 CRAIG CASTELL, RADYR, CARDIFF CF15 8RG

Large, Detached, Three Bedroom Bungalow situated in a pleasant, quiet cul-de-sac in a popular area of Radyr within easy reach of all local facilities and having easy access to Cardiff via a rail link in Radyr or bus from Heol Isaf. Ample recreation space is within easy reach, the Garth Mountain is close by as is Castell Coch with many walks in the surrounding woods. The motorway network is easily accessed via the A470, the junction being a few minutes' drive.

The property is built of brick under a tiled roof and has the benefit of gas central heating together with double glazing and has been extended to incorporate a larger kitchen / dining area. Set on a good size easily maintained plot with a long driveway and easy maintenance gardens the accommodation is well proportioned and briefly comprises:

Porch, Hall, Large Lounge, Extended Kitchen/Dining Room, Two Double Bedrooms and One Single / Study. Cloakroom and Separate Shower Room. Integral Garage, Driveway and Gardens Front & Rear.

VIEWING BY APPOINTMENT; NO CHAIN

PRICE GUIDE: £324,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

PORCH: With uPVC double glazed front door and side panel to match, uPVC fully glazed door to hall and uPVC door to garage.

HALL: Access hatch to loft space, two fitted lights, alarm control box and radiator, panelled doors to all rooms.

REAR LOUNGE: (12'11 x 15'0) Double glazed uPVC sliding doors to rear garden, with window to side, fitted venetian blinds, curtain rails above and two radiators, raised hearth with reconstituted stone chimney breast, two ceiling light fittings.

KITCHEN/DINING ROOM: (16'10 x 11'10) U shaped Kitchen with cupboards, drawers and work surfaces, with one and half bowl sink unit, built-in four ring hob, separate oven, built-in fridge, Zanussi dish-washer and washing machine, all with complimentary doors, part wall tiling, ceramic tiled floor with central ornate pattern, ceiling light fitting, one radiator, two double uPVC windows to side.

DINING AREA: (11'5 x 9'9) Double glazed uPVC sliding doors to rear garden with fitted venetian blinds, curtain pole above and window to match to the rear with radiator under with venetian blind above.

FRONT BEDROOM ONE: (12'2 x 8'10) Double glazed uPVC window to front with fitted venetian blind and curtain track above, one radiator, one additional window to side, built-in wardrobe, ceiling light.

FRONT BEDROOM TWO: (8'3 x 11'8) Double glazed uPVC window to front with fitted venetian blind and curtain track above, one radiator, built-in wardrobe radiator and pendant light.

BEDROOM THREE: (6'7 x 8'10) Double glazed uPVC window to side with fitted venetian blind and curtain track above and one radiator under, built-in cupboard, ceiling light.

BATHROOM: (5'6 x 8'4) Quadrant shower cabinet, wash hand basin set in its own vanity unit with cupboards either side, fully tiled walls, double glazed uPVC frosted window to side, one radiator, courtesy light and ceiling light.

CLOAKROOM: Double glazed uPVC frosted window to side, suite in cream comprising low flush close coupled w.c. wash hand basin, radiator, fully tiled walls, ceiling light and built-in cupboard.

INTEGRAL GARAGE: (17'5 x 7'11) [Up and over door to front, double glazed uPVC frosted window to side, uPVC half glazed door to rear garden.

EXTERIOR

DRIVEWAY: With room for several cars. **FRONT GARDEN:** Easily maintained with paving and Cotswold stone insert wrought iron gate to rear garden.

REAR GARDEN: With paved patio with Cotswold stone, mature plants and shrubs, and has an easterly aspect approximately 28' deep, with pull-out shade over dining room door. Lower patio area, outside tap and a pathway to front and to side also.

TENURE: We understand the tenure to be Freehold on completion; But you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk

GROUND FLOOR
1090 sq.ft. (101.2 sq.m.) approx.



DETACHED BUNGALOW

TOTAL FLOOR AREA : 1090 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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