



£280,000 OIRO

De Clare Drive, Radyr

Semi-Detached House | 3 Bedrooms | 3 Bathrooms



02920026213

www.move2here.co.uk



Step Inside

Key Features

- NO ONWARD CHAIN
- Semi-Detached Family Home
- 3 Bedrooms
- MOVE STRAIGHT IN!
- Downstairs W.C.
- Garage plus Drive with parking for two cars
- Beautiful Modern Kitchen
- Low Maintenance Courtyard Garden
- Well Presented
- Great School Catchment

Property Description

MOVE2HERE are proud to present this BEAUTIFULLY PRESENTED modern three bedroom semi-detached home. With three bedrooms, one of which has an en-suite shower room, a kitchen/breakfast room and a generous Lounge/Diner with patio doors leading to the courtyard garden. Off road parking to the side of the house, as well as a single garage. VIEWING IS A MUST.

Main Particulars

MOVE2HERE are proud to present this BEAUTIFULLY PRESENTED modern three bedroom semi-detached home. With three bedrooms, one of which has an en-suite shower room, a kitchen/breakfast room and a generous Lounge/Diner with patio doors leading to the courtyard garden. Off road parking to the side of the house, as well as a single garage. VIEWING IS A MUST!

This property is ideally located in a quiet modern development in the sought after Village location of Radyr.

To the first floor can be found two good sized bedrooms and a family bathroom, with a master bedroom and ensuite to the second floor. The property further boasts gas central heating and double glazing throughout.

Within easy walking distance of the amenities of ever popular Radyr village which is well served with local shops, doctors surgery, a golf course and tennis club. in addition to beautiful country walks on the doorstep and within a short driving distance to the A470 and M4 and just a hop skip and a jump to Radyr train station.

It also benefits from being within an excellent school catchment area of Radyr primary school and the well regarded Radyr and Plasmawr Comprehensive Schools.

The Accommodation comprises

ENTRANCE 5'10" x 16'4" (1.80m x 4.99m) - A warm welcome awaits you! Entered via uPVC double glazed door into hallway. Stairs to first floor. Doors to kitchen, lounge and cloakroom/WC. Carpeted flooring. Radiator.

LOUNGE/DINER 16' 3" x 12' 10" (4.96m x 3.92m) - This modern versatile space is the ideal room to dine and then relax in the evening in front of the TV. Entered via a wooden door, A spacious large living room/diner provides dual functionality with space for a dining area and the lounge. Carpeted throughout with a wall mounted radiator offering ample heating on those cold winter nights, power sockets, T.V point and uPVC double glazed windows and patio doors overlooking the rear garden. The provides the perfect spot for the family to relax and enjoy an evenings company together, whether in conversation or in front of the TV or around the dining table.

KITCHEN/BREAKFAST ROOM 16' 4" x 7' 10" (5.00m x 2.39m) - This modern kitchen is stunningly fitted with high quality wall and base units, drawers and granite effect worktop over. Complete with breakfast bar with two bar stools offer the perfect spot to sit and converse with the chef before the evening meal, or an ideal spot to grab a quick bite to eat at breakfast. Stainless steel one and half bowl sink with mixer

tap, with plenty of space for all the appliances including integrated fridge/freezer, dishwasher, fan assisted double electric oven and four ring gas hob, with overhead extractor fan, plus integrated washing Machine. Wall mounted central heating boiler. A wooden door to the hallway with front facing uPVC window over-looking the large open green space and children's park provides ample daylight.

CLOAKROOM / WC 2'9" x 6'6" (0.85m x 2.00m) - A clever use of space. Not only will you find the white Low level WC and Pedestal wash hand basin with tiled splash back. You'll also find a small storage space ideal for coats and shoes to be stored. Radiator.

FIRST FLOOR LANDING - A quarter galleried landing with doors to two bedrooms and family bathroom. Cupboard for extra storage. Stairs to second floor. uPVC double glazed window to front with views over the green. Radiator.

BEDROOM TWO 12' 10" x 12' 6" (3.92m x 3.82m) - This larger than average second bedroom with rear aspect offers ample space. Currently used as a guest bedroom, it has ample space for all your storage needs. And is an ideal room to recharge your batteries.

BEDROOM THREE 11' 1" x 6' 4" (3.40m x 1.92m) - A single bedroom, with front aspect is currently being utilised as a study, but is easily the perfect size for a Childs bedroom. uPVC double glazed window to front over-looking the large open green space and children's park . Radiator, Carpet.

FAMILY BATHROOM 6' 3" x 6' 10" (1.92m x 2.08m) - A white three piece suite with panelled bath, shower over provides the perfect spot to soak away those aches and pains of the day. With accompanying white wc and pedestal sink. Tiled splash back. Radiator. Extractor fan. The bathroom reflects the rest of the property, where every little thing has been considered.

STORAGE CUPBOARD - Another clever use of space! Most modern properties rarely have space to store the everyday essentials of a vacuum cleaner, mop and bucket, etc, not this house however! The current vendor has created an ideal store for all your everyday needs.

SECOND FLOOR LANDING - Radiator. Door to master bedroom.

MASTER BEDROOM 11' 7" x 12' 10" (3.54m x 3.92m) - This spacious and light bedroom, provides a welcome and relaxing room with plenty of storage space. Complete with its own dressing area with recessed space for a three door wardrobe with four double glazed Velux windows to rear aspect, It allows the room to be flooded with natural daylight in the mornings and allow the occupant the opportunity to gaze at the stars at night. Carpet. TV point. Radiator. Door to airing cupboard and en-suite. Loft access.

MASTER EN-SUITE 7' 8" x 9' 3" (2.35m x 2.83m) - This generous en-suite with fitted double shower cubicle with mixer shower. Low level WC. Pedestal wash hand basin. Tiled splash backs. Has plenty of room to add a bath if you so wished. uPVC double glazed window to front with feature vaulted ceiling. Radiator.

OUTSIDE

FRONT - Paved pathway to front door.

REAR - Enclosed rear courtyard garden with patio area and side gate access.

The patio area directly outside the Lounge/Diner patio doors provides the ideal area for summer barbecues & 'al fresco dining', whilst the remaining courtyard lends itself perfectly for an outdoor sofa, just perfect for those summer evening G&T's located alongside the purpose built planter. Timber fencing and wall perimeter.

GARAGE - The single garage is situated next to the neighbouring property with driveway for up to 2 cars. Up and over garage door.

TENURE - This property is understood to be freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX - Band **E**



Floorplan



Room Dimensions

Ground Floor

Lounge/Diner 16' 3" x 12' 10" (4.96m x 3.92m)
 Kitchen 16' 4" x 7' 10" (5.00m x 2.39m)
 Downstairs WC 2' 9" x 6' 6" (0.85m x 2.00m)

First Floor

Bedroom Two 12' 10" x 12' 6" (3.92m x 3.82m)
 Bedroom Three 11' 1" x 6' 4" (3.40m x 1.92m)
 Family Bathroom 6' 3" x 6' 10" (1.92m x 2.08m)

Second Floor

Master Bedroom 11' 7" x 12' 10" (3.54m x 3.92m)
 Master Ensuite 7' 8" x 9' 3" (2.35m x 2.83m)

Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given

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Telephone: 02920026213

Email: info@move2here.co.uk



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