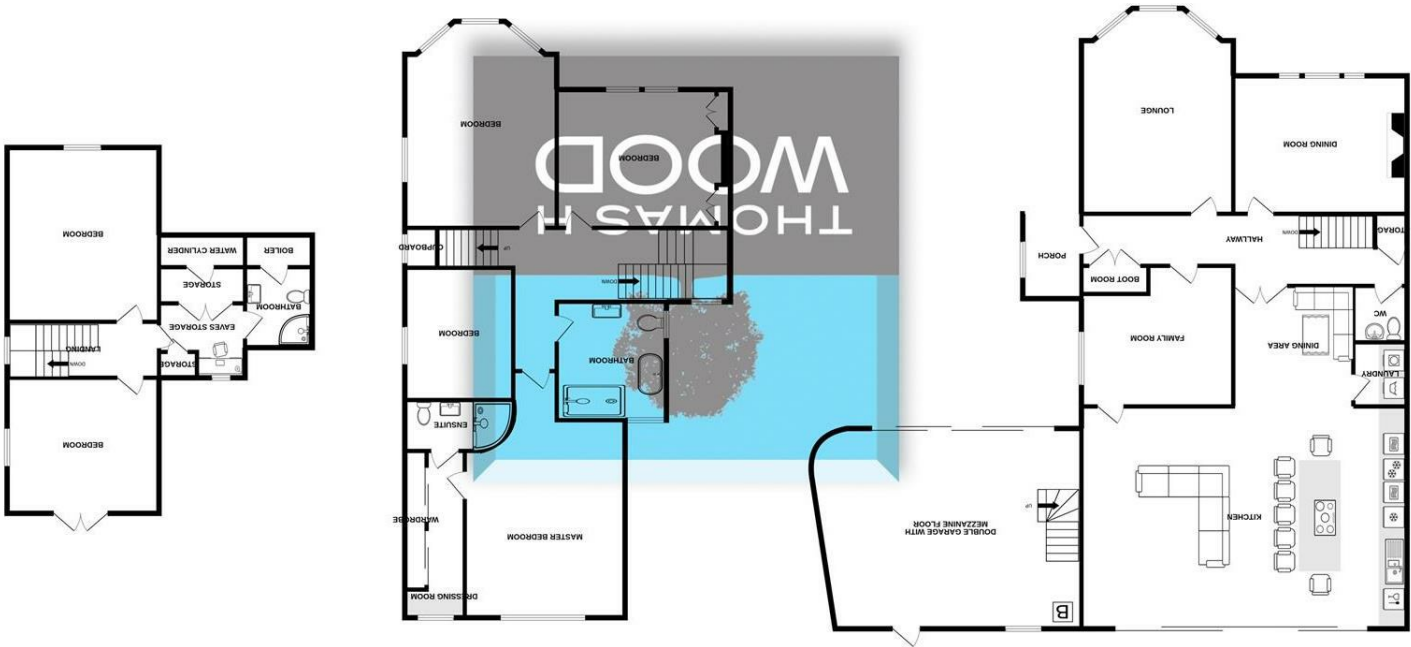


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA : 366.6 sq.m. (3946 sq.ft.) approx.

6 BEDROOM SEMI



GROUND FLOOR (2045 sq.ft.) approx.

1ST FLOOR (1270 sq.ft.) approx.

2ND FLOOR (632 sq.ft.) approx.

| Energy Efficiency Rating | |
|---|-------------|
| Potential | Current |
| Very energy efficient - lower running costs | (92 plus) A |
| | (81-91) B |
| | (69-80) C |
| | (55-68) D |
| | (39-54) E |
| | (21-38) F |
| Not energy efficient - higher running costs | (1-20) G |

EU Directive 2002/91/EC
 England & Wales

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40 Heol Isaf,
Radyr, Cardiff
CF15 8DY

Guide Price £1,400,000
House - Semi-Detached
6 Bedrooms

Tenure - Freehold

Floor Area - 3946.00 sq ft

Current EPC Rating - D61

Potential EPC Rating - C79

Thomas H Wood are delighted to present to this spectacular Victorian residence located on one of Radyrs most desirable addresses. Set on a generous westerly plot, this magnificent six double bedroom property has been comprehensively refurbished by the current owners to create a modern family home. This exquisite residence benefits from underfloor heating, luxury kitchen and Porcelanosa bathrooms, yet many of its original features including original sash windows, intricate cornice details and carved spindle staircase remain at the heart of this impressive home. Aldersyde, has elevated views over Radyr's War Memorial and beyond and benefits from extensive rear gardens with coach house and renewed double garage with mezzanine floor. Furthermore, the property holds historical interest to the village and became a temporary Red Cross hospital for those wounded in World War 1

ENTRANCE

Via porch leading to original Victorian front door to hallway.

HALLWAY

A grand and impressive hallway with beautiful original features, detailed cornice and hand-crafted mouldings and intricately carved newel post. Doors to bootroom, lounge, dining room, family room, kitchen and W.C.

LOUNGE

4.22 x 5.76 (13'10" x 18'11")

into bay. A bright spacious principal reception room with stunning high ceilings with cornice and coving, carpeted floors, painted walls, deep skirting boards, single glazed sash bay window overlooking the front aspect of the property, vertical radiator with TRV.

DINING ROOM

4.80 x 3.86 (15'9" x 12'8")

Overlooking the front aspect of the property with oak laminate flooring, painted walls, smooth ceiling with coving, decorative fireplace, vertical radiator with TRV. Currently being utilised as a working from home space but originally configured as the dining room.

FAMILY ROOM

4.20 x 3.92 (13'9" x 12'10")

Access from the hallway and kitchen this flexible room is currently used as a playroom. With carpeted floors, painted walls, smooth ceiling with recessed spotlights, vertical radiator with TRV, UPVC sliding sash window to side aspect and partially glazed door to kitchen.

WC

1.55 x 2.62 (5'1" x 8'7")

Wall mounted WC and wash hand basin, chrome mixer tap, tiled floors, chrome towel, radiator, extractor fan, PIR operated spotlights.

KITCHEN

08.88 x 6.02 (29'2" x 19'9")

Truly stunning kitchen with an abundance of natural light due to the favourable orientation, roof lantern and floor to ceiling sliding doors. This magnificent space has porcelain tiled floors with underfloor heating, remote controlled blinds and roof lantern. The kitchen has been finished to the highest standards with Neff appliances throughout, including full height integral fridge, separate freezer, induction hob with gas burner, steam oven, microwave oven, double ovens and dishwasher. There is an array of storage solutions and a substantial island with ample seating. Furthermore, there is a fitted seating area, space for large sofas and bespoke wall mounted entertainment system and ceiling speakers.

LAUNDRY ROOM

1.55 x 1.60 (5'1" x 5'3")

Space and plumbing for washing machine and tumble dryer.

The imposing original carved spindle staircase leads to a spacious first floor landing.

FIRST FLOOR

MASTER BEDROOM

04.52 x 6.61 (14'10" x 21'8")

Outstanding master bedroom with vaulted ceiling, carpeted floors, painted walls, vertical radiator with TRV, picture window overlooking the stunning rear gardens, remote control Velux windows and door to;

DRESSING ROOM

1.66 x 4.68 (5'5" x 15'4")

Fitted mirrored wardrobes along one side, carpeted floors, fitted dressing table with storage, radiator with TRV, UPVC window overlooking the rear garden and door to;

ENSUITE

3.02 x 1.42 (9'11" x 4'8")

Low-level WC, wall mounted vanity unit and chrome mixer tap. Fully tiled shower enclosure with glazed sliding doors.

FAMILY BATHROOM

2.99 x 3.22 (9'10" x 10'7")

Beautifully appointed four piece family bathroom with low-level , WC, freestanding bath with chrome waterfall taps, wall mounted wash hand basin vanity unit with chrome water fall tap, fully tiled shower enclosure with glazed screen, waterfall shower and handheld shower. Obscure UPVC windows to side and rear aspect and Velux window.

BEDROOM TWO

4.22 x 5.78 (13'10" x 19'0")

(into bay) the original master bedroom with oak laminate flooring, painted walls, smooth ceiling with coving, double glazed sash windows to front aspect, vertical radiator with TRV.

BEDROOM THREE

4.81 x 3.86 (15'9" x 12'8")

Overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling with coving, double glazed sash window to front aspect.

BEDROOM FOUR

3.02 x 4.03 (9'11" x 13'3")

Overlooking the side aspect of the property with carpeted floors, painted walls, smooth ceiling, vertical radiator with TRV, single glazed sash window with secondary glazing.

Further staircase to the second floor with storage cupboard underneath. The second floor was commonly known as the servant's quarters.

SECOND FLOOR

BEDROOM FIVE

4.20 x 4.07 (13'9" x 13'4")

Overlooking the front aspect of the property with delightful views across Radyr and beyond. With carpeted floors, painted walls, smooth ceiling, Velux windows, sliding sash windows and radiator with TRV.

BEDROOM SIX

4.24 x 4.46 (13'11" x 14'8")

Overlooking the side and rear aspects of the property with carpeted floors and painted walls. Juliet balcony with UPVC doors, double glazed sash window, radiator with TRV and Heatmiser thermostat.

The office space occupies the large landing with fitted desk, UPVC window to rear and ample storage cupboards into the eaves.

SHOWER ROOM

2.06 x 2.33 (6'9" x 7'8")

Porcelanosa fitted bathroom with low-level WC, vanity wash handbasin with mirrored splashback, mixer shower with tiled surround and glazed sliding doors and vertical radiator with TRV. PIR operated spotlights and door to airing cupboard with Worcester boiler that provides heating and hot water to the first and second floors.

OUTSIDE FRONT

A welcoming frontage with large driveway and renewed double garage. The garage was designed and constructed to become a habitable space and benefits from a mezzanine floor. The garage offers superb conversion potential, subject to planning. The garage has power and lighting and a wall mounted Worcester combination boiler that provides heating and hot water to the ground floor.

OUTSIDE REAR

The property stands within a generous plot with mature gardens to the rear. The borders feature mature shrubs and plants giving all year-round colour. The rear garden is West facing and enclosed by original stone and brick walls. The renewed patio area enjoys all day sun and has hot and cold taps, lighting and power. The extensive gardens lead to a coach house that has power and renewed beams. This offers superb conversion potential, subject to planning.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band G

EPC

Energy Rating D



