



30 Hazel Tree Close,
Radyr, Cardiff
CF15 8RS

Asking Price £435,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1733.00 sq ft

Current EPC Rating - D68

Potential EPC Rating - B85

A rare opportunity to purchase this 4 double bedroom, detached family home, ideally located on Hazel Tree Close in Radyr. The property has been a cherished family home for over 35 years and is offered for sale with no onward chain. The property has been well maintained and extended but is now in need of some modernisation but offers superb potential to create a modern family home on this highly sought after road. The property is within distance of the highly regarded primary and high schools and close to the excellent road and public transport links. This exciting opportunity briefly comprises; spacious porch entrance hallway, WC, sitting room, lounge, dining room, kitchen and utility room. To the first floor, there are four excellent size bedrooms and a family bathroom. Delightful front and rear gardens, along with a generous driveway and single garage complete this superb home. ** No onward chain**

THE LOCATION

Hazel Tree Close in is ideally located in his popular suburb of Cardiff and is known for its picturesque surroundings, green spaces and a sense of community. It offers a quieter suburban lifestyle while still providing easy access to Cardiff city centre, the M4 and the A470. The area has excellent local amenities, tennis and golf clubs and places of natural beauty, like Radyr Woods and the Taff Trail nearby. Radyr has several well-regarded schools, contributing to its reputation as a family-friendly area. Schools such as Radyr Primary School and Radyr Comprehensive School are known for their academic standards and community involvement.

PORCH

2.62m x 1.70m (8'7" x 5'6")

Entrance via spacious and extended porch area with tiled floors, painted walls and smooth ceiling with spotlights. UPVC windows to front obscure UPVC door to hallway. Radiator panel ample space for shoes and coats.

ENTRANCE HALLWAY

1.88m x 4.10m (6'2" x 13'5")

With carpeted floors, papered walls and textured ceiling with coving. Radiator panel and wall mounted alarm. Doors to all rooms.

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0.94m x 1.62m (3'1" x 5'3")

Fully tiled downstairs cloakroom with low-level WC. Wall mounted wash hand basin with chrome taps. Radiator panel and obscure window to front.

SITTING ROOM

2.56m x 5.34m (8'4" x 17'6")

A versatile space with carpeted floor, papered walls, textured ceiling with coving, radiator panel and UPVC window to front aspect.

LOUNGE

3.77m x 4.99m (12'4" x 16'4")

Overlooking the front aspect to the property, a generous reception room with carpeted floor, papered walls, textured ceiling with coving and feature gas fire with stone surround. UPVC window with vertical blind and radiator with TRV. Doors to;

DINING ROOM

3.63m x 3.04m (11'10" x 9'11")

With carpeted floors, papered walls, textured ceiling with coving, UPVC sliding doors to garden and radiator with TRV. Door to;

KITCHEN/BREAKFAST ROOM

5.13m x 3.48m (16'9" x 11'5")

A generous kitchen with a range of wall and base units and contrasting worksurfaces. Stainless steel one and a half bowl sink, electric hob with extractor over, and electric oven. Space and plumbing for dishwasher. New wall mounted Glowworm. Under stairs storage. Breakfast bar with seating and radiator with TRV. Door to;

UTILITY ROOM

2.66m x 2.68m (8'8" x 8'9")

A valuable space with wall and base units and contrasting worksurfaces. Stainless steel sink, space and plumbing for tumble dryer and washing machine. UPVC window to rear garden and radiator with TRV. Lino flooring and UPVC door to rear garden. Door to garage.

LANDING

Carpeted stairs rising to the first floor. Doors to all rooms, airing cupboard and loft hatch with pulldown loft ladder.

BEDROOM ONE

3.07m x 3.60m (10'0" x 11'9")

Overlooking the front aspect to the property with carpeted floor, papered walls and textured ceiling. Fitted wardrobes, radiator panel and UPVC window.

BEDROOM TWO

3.85m x 2.90m (12'7" x 9'6")

An excellent size double bedroom with carpeted floor, papered walls and ceiling with coving. Fitted wardrobes and UPVC window.

BEDROOM THREE

4.27m x 2.61m (14'0" x 8'6")

A further double bedroom with carpeted floor, painted walls and textured ceiling with coving. Fitted wardrobes, radiator panel and UPVC window to rear garden.

BEDROOM FOUR

2.70m x 4.53m (8'10" x 14'10")

A comfortable double bedroom with carpeted floor, papered walls and textured ceiling with coving. Fitted wardrobes along one side. Shower enclosure with glazed sliding doors. Radiator panel and UPVC window.

FAMILY BATHROOM

1.94m x 2.68m (6'4" x 8'9")

A four piece family bathroom with panelled bath, enclosed WC, vanity wash hand basin and separate shower enclosure with chrome mixer shower. Fully tiled walls, lino flooring, radiator panel and UPVC obscure window.

OUTSIDE

FRONT

A generous driveway with space for three cars. Laid lawn with well stocked borders, mature shrubs, plants and trees. Side gate to rear garden and door to garage.

REAR

A lovely rear garden with large laid lawn and raised patio area. Mature shrubs plants and trees. Shed and gate to side

TENURE

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

COUNCIL TAX

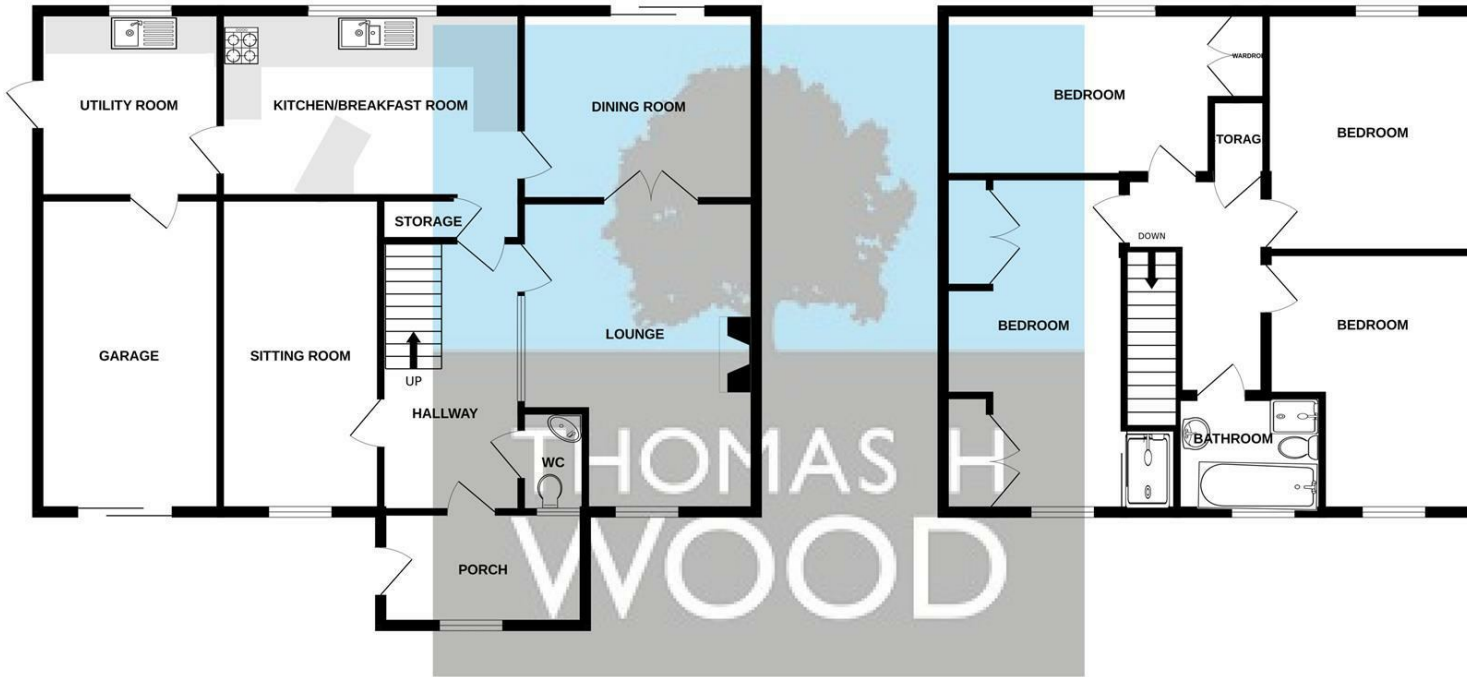
Band G





GROUND FLOOR
98.0 sq.m. (1054 sq.ft.) approx.

1ST FLOOR
63.0 sq.m. (679 sq.ft.) approx.



TOTAL FLOOR AREA : 161.0 sq.m. (1733 sq.ft.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		68	
(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	