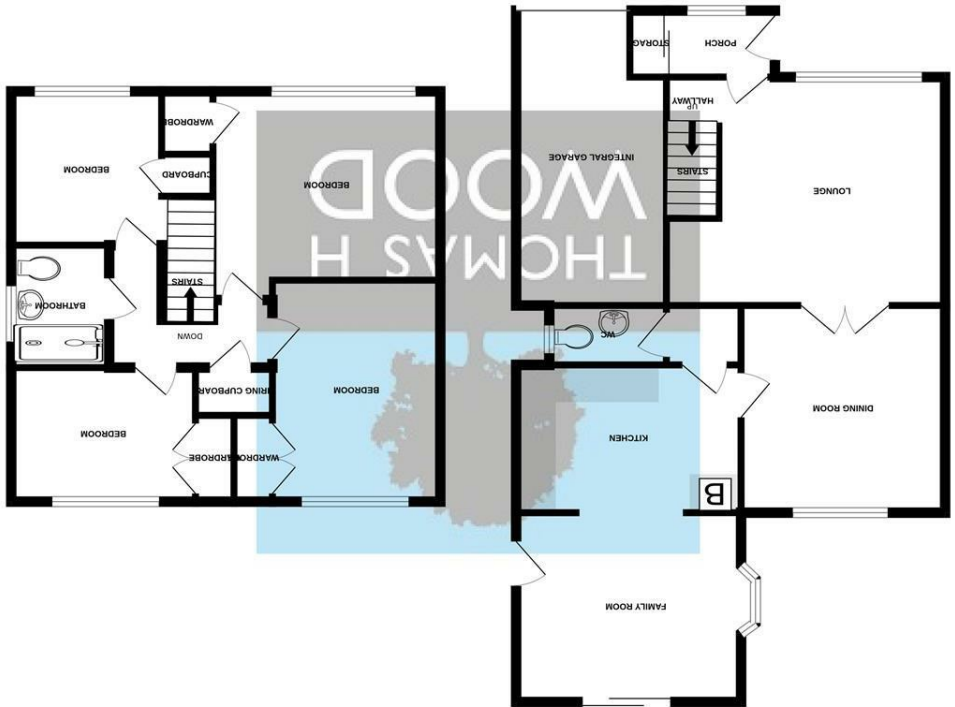


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and should be used as such only. Prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2024

TOTAL FLOOR AREA : 120.3 sq.m. (1295 sq.ft.) approx.



GROUND FLOOR (778 sq.ft.) approx.

1ST FLOOR (517 sq.ft.) approx.

England & Wales	
EU Directive 2002/91/EC	
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
Current	56
Potential	81

Energy Efficiency Rating



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8 Pine Tree Close,
Radyr, Cardiff
CF15 8RQ

Price Guide £375,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1295.00 sq ft

Current EPC Rating - D56

Potential EPC Rating - B81

An immaculate and extended four double bedroom detached property situated in the popular village of Radyr. Located on Pine Tree Close and within walking distance to the bus route and the highly regarded primary and secondary schools. The current owners have resided at the property for 48 years and is offered for sale in the open market for the first time since its construction 1976. This wonderful family home briefly comprises, entrance hallway, sitting room, dining room, kitchen, family room and WC. To the first floor there are four double bedrooms and a modern shower room. A single garage and driveway with ample parking complete this excellent family home.

ENTRANCE

Accessed via UPVC front door to porch. UPVC window to front aspect. Useful storage cupboard. Carpeted floor, papered walls and radiator. Door to;

SITTING ROOM

4.89m x 3.61m (16'0" x 11'10")
A bright room overlooking the front aspect, with carpeted floor, papered walls and textured ceiling. Feature gas fire with marble surround, UPVC window and radiator. Stairs to the first floor and double doors to;

DINING ROOM

3.12m x 3.38m (10'2" x 11'1")
with carpeted floor, papered walls and textured ceiling. UPVC window to rear garden. Radiator. Door to;

KITCHEN

4.32m x 2.58m (14'2" x 8'5")
With a range of white high gloss units and contrasting worktops. Tiled splash backs, stainless steel sink and integrated Neff microwave and double oven. Space and plumbing for dishwasher and washing machine. Cupboard housing a Baxi combination boiler.

FAMILY ROOM

3.30m x 3.36m (10'9" x 11'0")
Open plan to the kitchen, with carpeted floor, papered walls and textured ceiling with coving. UPVC sliding doors to the rear garden. UPVC bay window to side and UPVC door to rear garden. Radiator.

W.C.

2.39m x 1.81m (7'10" x 5'11")
With low level WC, wash hand basin vanity unit with chrome mixer tap, tiled walls and floor. Radiator and UPVC window to side.

LANDING

Via carpeted staircase to landing. Airing cupboard, loft access and doors to all rooms.

BEDROOM ONE

3.91m x 3.18m (12'9" x 10'5")
A good size double bedroom, with carpeted floor, papered walls, textured ceiling with coving, fitted double wardrobe and radiator. UPVC window to front aspect.

BEDROOM TWO

3.79m x 2.87m (12'5" x 9'4")
A further double bedroom with carpeted floor, papered walls, textured ceiling with coving, fitted double wardrobe and radiator. UPVC window to rear aspect.

BEDROOM THREE

3.23m x 2.24m (10'7" x 7'4")
With carpeted floor, papered walls, textured ceiling with coving, fitted double wardrobe and radiator. UPVC window to rear aspect.

BEDROOM FOUR

2.64m x 2.54m (8'7" x 8'3")
With carpeted floor, papered walls, textured ceiling, fitted cupboard and radiator. UPVC window to front aspect.

SHOWER ROOM

2.01m x 1.65m (6'7" x 5'4")
A modern three piece suite comprising shower enclosure, vanity wash hand basin, low level WC fitted vanity mirror with light and radiator. Fully tiled walls and floor.

OUTSIDE

FRONT
Laid to lawn with shrub beds, side access to rear. Single garage with up and over door. Driveway for up to two cars.

REAR a private aspect with laid lawn and mature plants, shrubs and trees. Shed and side access. Enclosed fencing, patio area.

TENURE

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

COUNCIL TAX

BAND F



