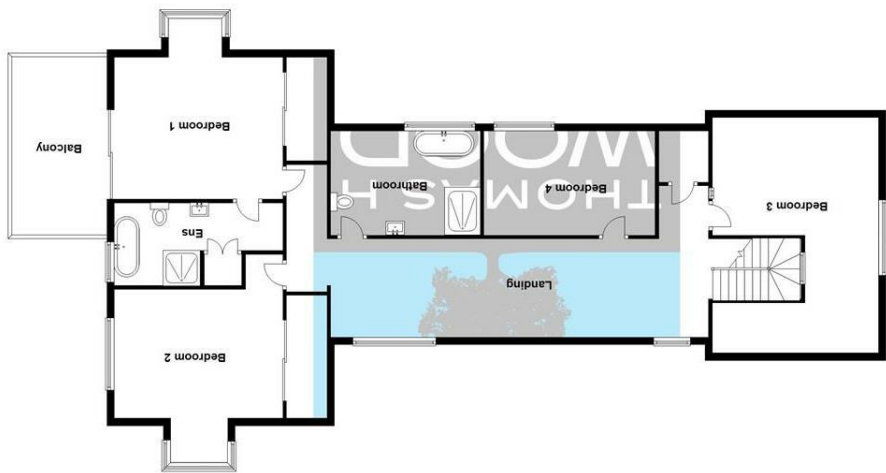
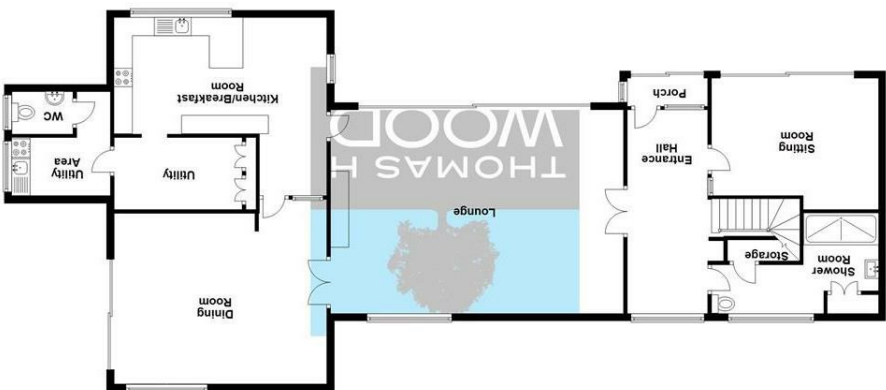


Total area: approx. 3265 sq. feet



First Floor
Approx. 1533 sq. feet



Ground Floor
Approx. 1682 sq. feet

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	42
Potential	76

Energy Efficiency Rating

CONTACT

EMAIL

sales@thomashood.com

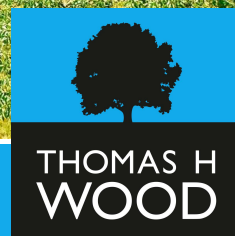
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Holly House Heol Isaf,
Radyr
CF15 8DX

Asking Price £1,100,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 4079.56 sq ft

Current EPC Rating - E42

Potential EPC Rating - C76

A rare and wonderful opportunity to purchase this unique four double bedroom, detached family residence known as Holly House, in Radyr. Set on a private and spacious plot of approximately 0.38 acres and architecturally designed and constructed in the early 1970's. The property proudly stands in generous and mature front and rear gardens and is within walking distance to the highly regarded primary and secondary schools, the train station and the village. This superb residence briefly comprises; a bright and spacious dual aspect entrance hall, sitting room, ground floor shower room, a generous principal lounge, dining room and kitchen/breakfast room. Furthermore, there is a spacious laundry room, a utility room and a cloakroom/WC. To the first floor, there are four double bedrooms, with master ensuite and sun terrace, plus a spacious family bathroom. The exterior boasts the most beautifully maintained front and fully enclosed rear gardens, a sweeping private driveway, and a double garage with a remote-controlled up-and-over door. To be sold with NO ONWARD CHAIN. Viewings are highly recommended.

ENTRANCE HALLWAY

2.20m x 5.70m (7'2" x 18'8")

A bright and spacious dual aspect entrance hallway. With tiled floor, wood panelled walls and ceiling. Large UPVC window to rear garden. Doors to all rooms and stairs rising to the first floor.

SITTING ROOM

3.84m x 4.69m (12'7" x 15'4")

A versatile space that could operate as a ground floor bedroom if desired. With carpeted floors, wood panelled walls and ceiling and UPVC sliding doors to front aspect. Radiator panel and decorative glazing panel and glazed door.

GROUND FLOOR SHOWER ROOM

3.23m x 4.39m (10'7" x 14'4")

A spacious showroom with double shower enclosure with glazed shower screen and chrome mixer shower. Wash hand basin vanity unit with chrome tap. Traditional and towel radiators, tiled walls and wood panelled ceiling. Useful under stairs storage cupboard and further storage cupboard. UPVC obscure window to rear.

LOUNGE

8.23m x 5.57m (27'0" x 18'3")

A superb principal reception room that is flooded with lots of natural light. With wooden floors, painted walls and wood panelled ceiling. Feature gas fire with brick surround and marble mantle and hearth. Large sliding UPVC windows to front aspect and picture UPVC window to rear. Vertical radiators. Doors to dining room and kitchen.

DINING ROOM

5.02m x 6.21m (16'5" x 20'4")

A further substantial reception room with wooden floors, painted walls and wood panelled ceilings. Large UPVC window to rear garden and large sliding UPVC doors to patio area. Glazed double doors door to kitchen with decorative glazing. Radiator panels.

KITCHEN/DINER

4.94m x 5.88m (16'2" x 19'3")

A generous kitchen diner with a range of wall and base units and contrasting work surfaces over. Composite sink with chrome tap. Bosch electric hob with electric oven. Under counter space for fridge and freezer, breakfast bar and space for dining table and chairs. Tiled floor and walls and wood panelled ceiling. Radiator panel with TRV.

LAUNDRY ROOM

1.81m x 3.34m (5'11" x 10'11")

A valuable space with tiled floors and walls. Wood panelled ceiling and space and plumbing for washing machine and tumble dryer. Useful fitted cupboards along one wall and radiator panel with TRV.

UTILITY ROOM

2.90m x 2.76m (9'6" x 9'0")

(max) With fully tiled walls and floor. Wall mounted Worcester boiler Fitted worktop with stainless steel sink and gas hob with under counter cupboards. Cupboard housing the electrical consumer unit and gas main. UPVC window and door to rear garden.

W.C.

1.05m x 1.65m (3'5" x 5'4")

Accessed within the utility room. With tiled walls and floor, low-level WC and wash hand basin. UPVC window to rear.

LANDING

2.54m x 10.35 (8'3" x 33'11")

Via a carpeted staircase, leading to a bright and spacious landing. Due to the size, this space could operate as a study if desired. With wooden floors, painted walls and wood panelled ceiling. Deep storage cupboard and feature glazing over stairwell. UPVC windows to rear, radiator panels and doors to all rooms.

MASTER BEDROOM

4.68m x 5.43m (15'4" x 17'9")

(into bay) A generous master bedroom with wooden floors, painted and papered walls and wood panelled ceiling. UPVC bay window and UPVC sliding doors to balcony. Fitted mirrored wardrobes along one wall. Radiator panels. Door to;

ENSUITE

2.29m x 4.68m (7'6" x 15'4")

A modern and beautifully appointed ensuite bathroom with freestanding bath tub with chrome mixer taps and handheld shower. Low level WC, wall mounted wash hand basin vanity unit with chrome tap. Walk in double shower enclosure with glazed screen and tiled surround. Chrome mixer shower UPVC window to rear airing cupboard housing hot water cylinder fitted sliding cupboards

BEDROOM TWO

4.25m x 4.66m (13'11" x 15'3")

(into bay) A generous second bedroom with wooden floors, painted walls, wood panel ceiling, UPVC window, radiator panel with TRV and fitted mirrored sliding wardrobes to one wall.

BEDROOM THREE

4.66m x 2.90m (15'3" x 9'6")

A further double bedroom with wooden floors, painted walls with wood panel ceiling, radiator panel with TRV and UPVC window to front aspect.

BEDROOM FOUR

4.56m x 4.68m (14'11" x 15'4")

Wooden floors, painted walls with wood panel ceiling, radiator panel with TRV and UPVC window to side aspect.

FAMILY BATHROOM

2.99m x 4.06m (9'9" x 13'3")

A superb family bathroom overlooking the front aspect of the property. With freestanding bathtub with chrome mixer taps and handheld shower. Enclosed WC, wall mounted wash hand basin vanity unit with chrome tap. Double shower enclosure with mirrored glazed screen and tiled surround and chrome mixer shower. Tiled floor, wood panelled ceiling and radiators with TRV.

OUTSIDE

The property is approached from Heol Isaf, via a private driveway. There is a further generous driveway with parking for multiple cars. A double garage with electric up and over provides further parking if required.

FRONT

A generous and private frontage with an array of mature plants, shrubs and trees. Side access to the rear.

REAR

A wonderful rear garden with patio area and generous laid lawn. Fully enclosed rear garden is perfect for young families and garden enthusiasts alike. Due to the size of the plot, there is ample space for side and rear extensions if desired.

TENURE

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

COUNCIL TAX

Band I



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