

36 Windsor Avenue,
Radyr, Cardiff
CF15 8BY

£650,000
House - Semi-Detached
5 Bedrooms

Tenure - Freehold

Floor Area - 1825.60 sq ft

Current EPC Rating - C69

Potential EPC Rating - C77

A rare and wonderful opportunity to purchase this five bedroom, semi detached family home on one of the most sought after roads in Radyr. The property has been maintained to a very high standard and benefits from a recently refurbished, modern family bathroom and a new combination boiler. Boasting three reception rooms, master bedroom with en-suite and delightful rear and side gardens. Ideally located on Windsor Avenue and within walking distance to the highly regarded primary and secondary schools, shops, restaurant, golf and tennis club, doctors and dentist surgery. Furthermore, Radyr is well served by the regular train and bus service to and from the city centre. Viewings of this property are highly recommended. To be sold with no onward chain.

ENTRANCE HALL

Via open porch and composite front door. Painted walls with picture rail. Tiled floors and radiator panel. Under stairs storage cupboard. Stairs to first floor. Doors to all rooms.

STUDY

4.74m x 3.13m (15'6" x 10'3")

A versatile space with oak floor, painted walls, papered ceiling with spotlights. Fitted cupboards, uPVC window to front and bay window to side. Radiator panel.

SITTING ROOM

3.96m x 4.43m (12'11" x 14'6")

With painted walls, smooth ceiling and herringbone pattern parquet flooring. Feature wood burning stove and uPVC 'picture' window to front. Radiator panel.

DINING ROOM

3.80m x 5.51m (12'5" x 18'0")

With painted walls, smooth ceiling and herringbone pattern parquet flooring. Feature gas fire with stone surround and slate hearth. uPVC 'picture' window to rear. Radiator panel.

KITCHEN/BREAKFAST

4.88m x 3.42m (16'0" x 11'2")

Solid wood units with polished granite work surface and upstand. 1 ½ stainless steel inset sink and drainer with satin tap. Integral dishwasher, Neff microwave, induction hob, and double oven. Pull out pantry. Space for American size fridge freezer. Double glazed aluminium sliding patio door to rear, window to rear. Painted walls, smooth ceiling with spotlights and tiled floor. Sliding door leading into:

UTILITY ROOM

1.28m x 2.93m (4'2" x 9'7")

Space and plumbing for washing machine. Renewed, wall mounted boiler. Fitted cupboard and low level WC. Composite door to garden and uPVC window to rear.

LANDING

Via carpeted staircase. Painted walls and smooth ceiling. Double glazed uPVC window and door to balcony.

BEDROOM ONE

3.81m x 4.61m (12'5" x 15'1")

Overlooking the rear aspect, with beech laminate flooring, painted walls and papered ceiling. uPVC windows and door to balcony. Fitted wardrobes along one side, plus under stair storage cupboard. Radiator panel.

BEDROOM TWO

3.95m x 3.69m (12'11" x 12'1")

Overlooking the front aspect, with light grey laminate flooring, painted walls and papered ceiling. uPVC window. Fitted wardrobes along one side. Radiator panel.

BEDROOM THREE

3.00m x 2.99m (9'10" x 9'9")

Overlooking the rear aspect, with carpeted floor, painted walls and smooth ceiling. uPVC windows. Fitted wardrobe and radiator panel.

BEDROOM FOUR

2.86m x 2.62m (9'4" x 8'7")

(into bay) Overlooking the side aspect, with beech laminate flooring, painted walls and papered ceiling. uPVC bay window and radiator panel.

MASTER BEDROOM

4.99m x 4.58m (16'4" x 15'0")

(max) A generous bedroom with carpeted floor, painted walls, Velux windows to three sides and superb eaves storage. Radiator panel. Feature gallery staircase. Door to;

EN-SUITE

1.55m x 1.71m (5'1" x 5'7")

Modern white suite comprising basin with chrome mixer tap set into vanity unit, low level WC, shower cubicle with chrome mixer shower and glazed sliding doors. Laminated tiled floor, painted ceiling with Velux. Anthracite heated towel rail.

BATHROOM

2.97m x 1.73m (9'8" x 5'8")

Modern family bathroom. White suite with wall hung vanity unit and basin with chrome mixer tap. Bath with chrome mixer tap and anthracite radiator. Freestanding shower with chrome mixer shower and floor to ceiling glazed screen. Partially tiled walls and tiled floor. Underfloor heating. Smooth ceiling with spotlights and extractor. uPVC window to rear.

W.C.

0.73m x 1.59m (2'4" x 5'2")

With low level WC, painted walls, tiled floor and anthracite radiator. UPVC window.

OUTSIDE

FRONT

A welcoming frontage with driveway and ample off road parking. Lawn with mature shrubs, plants and hedgerow. Access to rear via timber gate.

REAR & SIDE

The most delightful rear and side gardens with an array of mature shrubs, plants and flowers. The gardens wrap around the house and would suit young families and garden enthusiasts alike. Offering sunny and private position, with gated access to the front.

TENURE

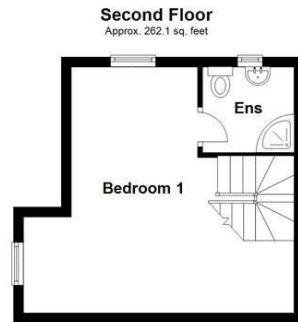
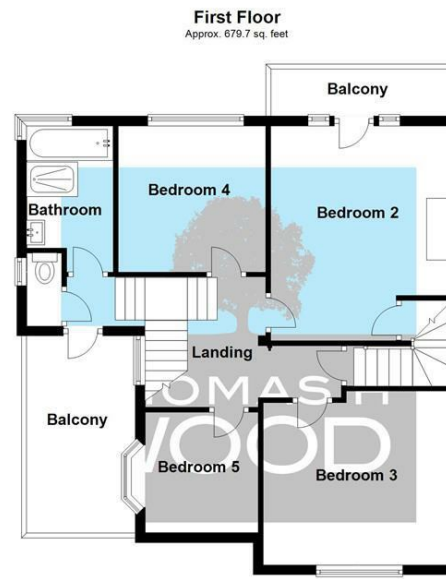
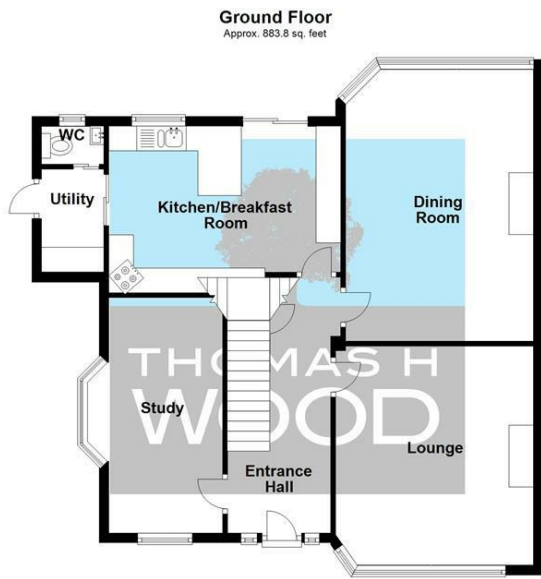
This property is understood to be Freehold - the tenure should be verified by the purchasers' solicitor.

COUNCIL TAX

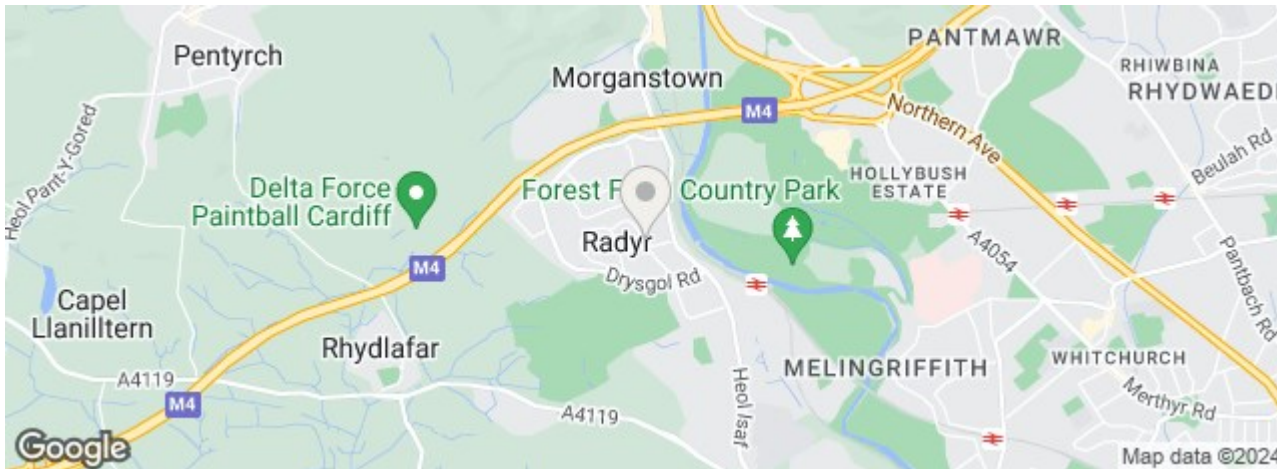
Band G







Total area: approx. 1825.6 sq. feet



CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(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	