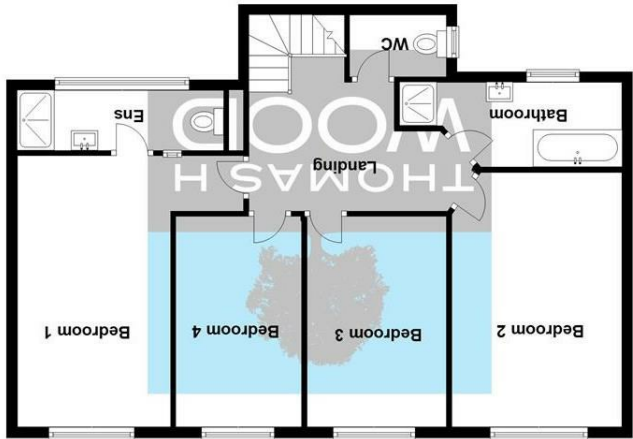
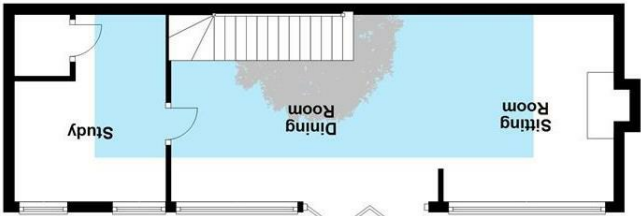


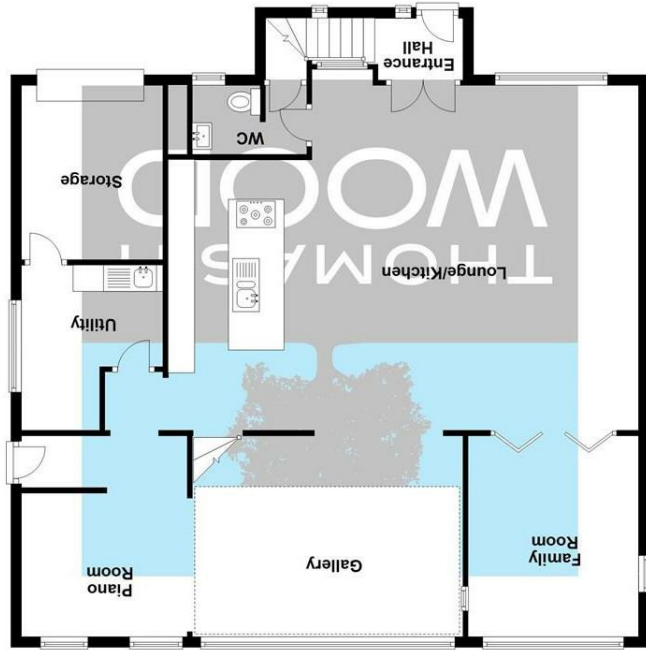
Total area: approx. 2634.1 sq. feet



Approx. 858.5 sq. feet



Approx. 431.1 sq. feet



Approx. 1344.5 sq. feet

Energy Efficiency Rating		England & Wales		EU Directive		2002/91/EC	
Very energy efficient - lower running costs		A		(92 plus)			
		B		(81-91)			
		C		(69-80)			
		D		(55-68)			
		E		(39-54)			
		F		(21-38)			
		G		(1-20)			



26 Windsor Road,
Radyr, Cardiff
CF15 8BQ

Asking Price £950,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 2634.10 sq ft

Current EPC Rating - C76

Potential EPC Rating - B83



A most impressive and architecturally designed, four double bedroom, split level detached family residence, situated on Windsor Road in Radyr. The current owners have transformed the property to create a modern and beautifully appointed home. Occupying a private and elevated position, with commanding panoramic views over the city. This bright and spacious, open plan designed house provides generous and versatile accommodation throughout and is offered or sale with no onward chain. The property briefly comprises; entrance hallway, open plan sitting room and kitchen, playroom, utility room, piano room and WC to the ground floor. The lower ground floor comprises of a lounge and dining area, plus home office. The second floor has four excellent bedrooms with master bedroom en-suite, a family bathroom and separate WC. Ample off-road parking, a private and mature rear garden, plus garden store with electric shutter, completes this truly wonderful home. Viewings are highly recommended.

ENTRANCE

Via composite door with glazed side panel. Tiled hallway, oak double doors and stairs rising to the first floor.

OPEN PLAN SITTING ROOM

3.47m x 6.55m (11'4" x 21'5")

A bright and generous principal reception room with tiled floor, painted walls and smooth ceiling with spotlights. Radiator panel with TRV and UPVC window to front aspect. Open plan to the kitchen with gallery landing and delightful garden views.

FAMILY ROOM

3.24m x 3.79m (10'7" x 12'5")

A flexible space with tiled floor, painted walls, smooth ceiling with spotlights. Radiator panel with TRV, dual aspect UPVC windows. Folding oak doors.

OPEN PLAN KITCHEN

4.69m x 6.56m (15'4" x 21'6")

A beautifully appointed and high specification kitchen. Neff appliances include electric induction hob and gas side burner. Double oven and single oven and microwave with drawer below. Integrated Neff fridge/freezer and Bosch integrated dishwasher. Deep pan drawer storage and roller shutter cupboards. Central island with ample seating under. Inset composite sink with brushed chrome mixer tap.

WC

2.15m x 1.31m (7'0" x 4'3")

A fully tiled, two-piece suite with wall mounted wash hand basin with chrome tap and low-level WC. Radiator with TRV and obscure UPVC window with roller blind. Useful under stair storage cupboard.

PIANO ROOM

2.73m x 2.32m (8'11" x 7'7")

With tiled floor, painted walls, smooth ceiling with spotlights. Radiator panel with TRV. UPVC windows to rear, gallery views to lounge and dining area.

SIDE ACCESS

Stairs descending to side door to the property.

UTILITY ROOM

2.66m x 3.20m (8'8" x 10'5")

A valuable space with space and plumbing for washing machine, dishwasher, and tumble dryer and fridge freezer. Wall maintained back boiler UPVC, window to side internal door to store.

STORE

3.38m x 2.67m (11'1" x 8'9")

With electric roller shutter, power and lighting. Electric consumer unit and utility meters.

STAIRS TO

LOUNGE/DINER

8.60m x 3.65m (28'2" x 11'11")

A truly wonderful space that is flooded with lots of natural light due to the floor to ceiling glazing and roof. Bifolding doors centre the room and provide access to the private rear garden. This versatile room has tiled floor, painted walls, smooth ceiling with spotlights. Wall mounted gas fire. Radiator panels with TRV's and door to;

OFFICE

2.87m x 3.59m (9'4" x 11'9")

With tiled floor, painted walls, smooth ceiling with spotlights. Radiator panel with TRV and UPVC windows with roller blinds, overlooking the rear gardens

LANDING

Carpeted stairs to landing. With painted walls and smooth ceiling with coving. Loft hatch and doors to all rooms.

MASTER BEDROOM

4.27m x 5.22m (14'0" x 17'1")

A generous master bedroom with delightful views across Radyr and beyond. With carpeted floor, painted walls, papered feature wall and smooth ceiling with coving. UPVC window to rear and radiator with TRV. Door to;

EN-SUITE

2.09m x 1.23m (6'10" x 4'0")

A modern three-piece suite with double shower enclosure with chrome mixer shower and glazed sliding doors. Wall mounted wash hand basin vanity unit with chrome mixer tap. Back to wall WC and recessed shelving.

BEDROOM TWO

3.23m x 4.79m (10'7" x 15'8")

A generous second bedroom with delightful views across Radyr and beyond. With carpeted floor, painted walls and smooth ceiling. UPVC window to rear and radiator with TRV.

BEDROOM THREE

2.65m x 4.14m (8'8" x 13'6")

A further double bedroom with delightful views across Radyr and beyond. With carpeted floor, painted walls and smooth ceiling with coving. UPVC window to rear and radiator with TRV.

BEDROOM FOUR

2.57m x 4.14m (8'5" x 13'6")

An excellent fourth bedroom with delightful views across Radyr and beyond. With carpeted floor, painted walls and smooth ceiling with coving. UPVC window to rear and radiator with TRV.

WC

1.59m x 1.18m (5'2" x 3'10")

With tiled floor and painted and tiled walls. Low level WC. Radiator with TRV and obscure UPVC window with roller blind.

FAMILY BATHROOM

4.20m x 1.60m (13'9" x 5'2")

A modern three-piece suite with shower enclosure with chrome mixer shower and glazed sliding doors. Wall mounted wash hand basin vanity unit with chrome mixer tap. Panels bath with central chrome taps and hand-held shower. Chrome towel radiator and fully tiled walls and floor. Obscure UPVC window to front.

OUTSIDE

FRONT

A welcoming frontage with ample off-road parking. Gated access to the rear garden. Electric roller shutter to store.

REAR

A private and mature rear garden with decking and patio areas to laid lawn. Raised beds and mature plants, shrubs and trees. Access to the front.

TENURE

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

COUNCIL TAX

Band H

