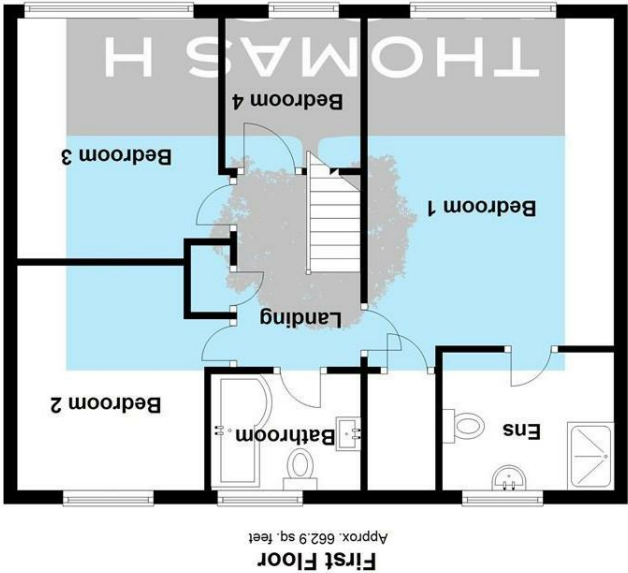
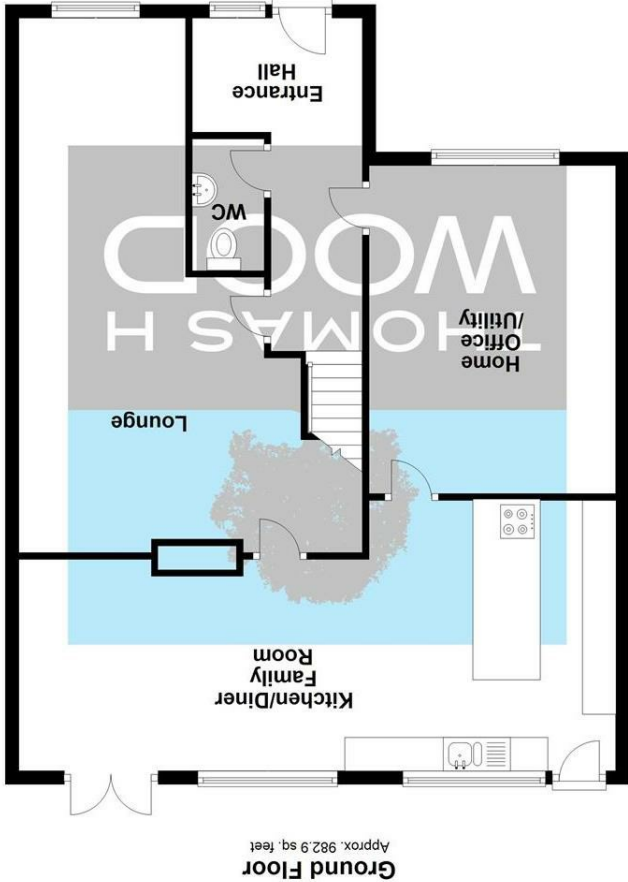


Total area: approx. 1645.8 sq. feet



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current	Potential	
70	82	

www.thomashwood.com

WEBSITE

02920 626252

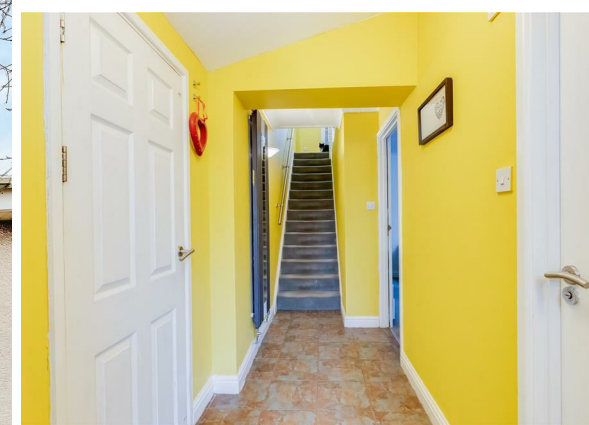
TELEPHONE

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CONTACT





47 Hazel Tree Close,
Radyr, Cardiff
CF15 8RS

Offers In Excess Of
£475,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1645.80 sq ft

Current EPC Rating - C70

Potential EPC Rating - B82



4



3



1



C

An exciting opportunity to purchase this four-bedroom, detached family home, ideally located on Hazel Tree Close in Radyr. The property has been well maintained and benefits from a superb extension, garage conversion and four excellent size bedrooms. This highly desirable family home is within walking distance of the highly regarded primary and high schools and close to the excellent road and public transport links. The property briefly comprises; spacious entrance hallway, WC, home office/utility and kitchen/diner and family room. To the first floor, there are four bedrooms with master en-suite and a family bathroom. Delightful front and rear gardens, along with a generous driveway and single garage complete this superb home.

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.

ENTRANCE

Entered via resin bound driveway with parking for two vehicles. Gated access to rear garden. Laid to lawn with mature tree and hedge borders.

ENTRANCE HALLWAY

4.96m x 2.53m (16'3" x 8'3")

An impressive hallway with feature vaulted ceiling. Entered via solid oak front door with matching double glazed surround. Tiled flooring. Doors to lounge, home office/utility room and WC. Column radiator. Stairs to first floor.

LOUNGE

7.61m x 4.20m (24'11" x 13'9")

A spacious reception room with carpeted floor, painted walls and smooth ceiling with coving. uPVC double glazed window to front and three Velux windows to side. Two column radiators. Fitted shelving, under stair storage space, glazed door to kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM

8.90m x 4.03m (29'2" x 13'2")

A fantastic open-plan entertaining space with kitchen to include a wide range of base and eye level units incorporating one and a half bowl stainless steel sink, with complementary work surfaces. Fitted electric oven and microwave. Space for fridge/freezer. Central island with fitted base units and electric hob. Integrated dishwasher. Space for fridge/freezer. Laminate wood flooring. Two sets of uPVC double glazed windows, French patio doors and external door to rear garden. Radiator.

HOME OFFICE/UTILITY ROOM

4.89m x 2.59m (16'0" x 8'5")

A multifunctional space currently used as an office and utility room but also as a home gym. Wall to wall substantial fitted storage cupboards housing the gas central heating boiler. Electric radiator. Fitted base and eye level units with stainless sink and work surfaces. Light and power. Space for washing machine.

CLOAKROOM

1.96m x 1.03m (6'5" x 3'4")

Modern low level WC and wash hand basin. Tiled splash backs and flooring. Extractor fan. Vaulted ceiling with double glazed Velux window to side. Radiator.

LANDING

Via carried staircase to landing. Doors to all rooms, useful cupboard and loft access.

BEDROOM ONE

5.36m x 3.45m to wardrobe (17'7" x 11'3" to wardrobe)

A spacious principal bedroom with carpeted floor, papered walls and textured ceiling with coving. Fitted wardrobes, chest of drawers and dressing table. uPVC double glazed window to front. Radiator. Door to:

EN-SUITE

2.43m x 1.94m (7'11" x 6'4")

The suite comprises low level WC, pedestal wash hand basin and double shower cubicle with glass sliding door and shower over. Tiled flooring. uPVC double glazed obscure window to rear. Extractor fan. Ladder radiator.

BEDROOM TWO

3.43m x 3.19m (11'3" x 10'5")

With carpeted floor, papered walls and textured ceiling with coving. uPVC double glazed window to rear with pleasant views. Radiator.

BEDROOM THREE

3.58m x 3.19m (11'8" x 10'5")

With laminate flooring, painted walls and textured ceiling with coving uPVC double glazed window to front. Radiator.

BEDROOM FOUR

2.31m x 2.06m (7'6" x 6'9")

With laminate flooring, painted walls and textured ceiling with coving uPVC double glazed window to front. Laminate wood flooring. Radiator.

BATHROOM

2.23m x 1.68m (7'3" x 5'6")

A modern bathroom fitted with vanity enclosed wash hand basin, low level WC and panelled 'P' bath with glass screen and mixer shower over. Tiled flooring and splash backs. Ladder radiator. uPVC double glazed obscure window to rear.

OUTSIDE

FRONT

Resin driveway and laid lawn.

REAR GARDEN

A well-presented garden, mainly laid to lawn with paved patio area and shrub borders. Boundary fence. Gated side access. Outside tap.

COUNCIL TAX

Band F

TENURE

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

