

Total area: approx. 139.0 sq. metres (1496.5 sq. feet)



Ground Floor
Approx. 64.0 sq. metres (688.8 sq. feet)

First Floor
Approx. 75.0 sq. metres (807.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
85	94
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

THOMAS H
WOOD



CONTACT

EMAIL

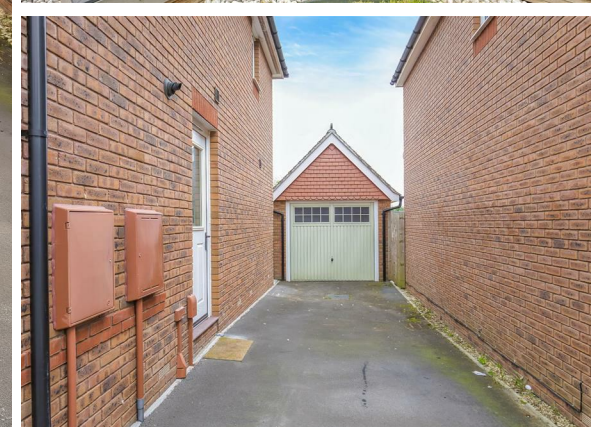
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42 St. Philbert Street,
Radyr, Cardiff
CF15 8GW

Asking Price £589,950
House - Detached
4 Bedrooms

Tenure - Freehold
Floor Area - 1496.50 sq ft
Current EPC Rating - B85
Potential EPC Rating - A94



* OFFERS WELCOMED * NO ONWARD CHAIN *An exciting opportunity to purchase this beautifully presented four-bedroom detached home, constructed by Redrow Homes to their acclaimed 'Cambridge' design. Set within the prestigious Parc Plymouth development in Radyr, this outstanding property offers a harmonious blend of modern design, high-quality finishes, and practical family living—all within easy reach of excellent schools, local amenities, and commuter links. Enjoying a prime position with far-reaching views across Radyr, this home boasts a thoughtfully planned layout with generous living spaces, a contemporary kitchen/dining/family area, and a landscaped rear garden complete with a composite deck—ideal for year-round enjoyment. Internally, the property showcases a host of upgrades including AEG integrated appliances, Hammonds fitted wardrobes and luxury flooring. Viewings are highly recommended.* OFFERS WELCOMED * NO ONWARD CHAIN

ACCOMMODATION

ENTRANCE HALLWAY

Entered via a composite door into a bright and inviting hall, featuring a side window, radiator, and staircase to the first floor.

CLOAKROOM

1.38m x 2.62m (4'6" x 8'7")
Convenient ground floor WC with modern white suite comprising low-level toilet and wash hand basin. Obscure glazed window and radiator.

LOUNGE

5.03m x 3.73m (16'6" x 12'2")
A spacious and stylish reception room positioned to the front of the home, offering a welcoming atmosphere with neutral decor, fitted carpet, electric feature fireplace, and large uPVC window allowing in plenty of natural light.

KITCHEN/ DINING/ FAMILY ROOM

7.79m x 3.92m (25'6" x 12'10")
This impressive open-plan space spans the full width of the house, ideal for everyday family life and entertaining. Fitted with an attractive range of shaker-style units, coordinating worktops, and splashbacks. AEG appliances include a double oven, grill, gas hob, extractor, and fridge/freezer. Composite sink with drainer. With ample room for dining and seating areas, two sliding patio doors provide a seamless connection to the rear garden. Finished with premium flooring, recessed lighting, an additional side window, and two radiators.

UTILITY ROOM

2.03m x 1.74m (6'7" x 5'8")
Practical and well-equipped, with matching base units, sink, plumbing for appliances, wall-mounted boiler, radiator, and door to the side of the property.

FIRST FLOOR

LANDING

Spacious landing with loft access, airing cupboard, and white spindle balustrade. Loft access has a ladder leading to boarded section with truss shelving.

BEDROOM ONE

4.28m x 3.77m (14'0" x 12'4")
Generously sized main bedroom with front-facing window, fitted Hammonds wardrobes, matching fitted dressing table, draw units, bedside cabinets, and radiator. Access to:

EN-SUITE

Modern en-suite with double-width walk-in shower, WC, wash hand basin, chrome towel rail, recessed lighting, and obscure window. Finished with sleek tiling and extractor fan.

BEDROOM TWO

4.03m x 2.80m (13'2" x 9'2")
Another spacious double bedroom with fitted Hammonds wardrobes, front-facing window, and radiator.

BEDROOM THREE

3.34m x 3.07m (10'11" x 10'0")
Good-sized double room to the rear with uPVC window and radiator.

BEDROOM FOUR

2.78m x 2.30m (9'1" x 7'6")
Versatile fourth bedroom with garden views and radiator.

FAMILY BATHROOM

3.28m x 1.76m (10'9" x 5'9")
Well-finished family bathroom comprising panelled bath with overhead shower and screen, WC, wash hand basin, chrome towel rail, tiling, extractor, shaver point, and obscure glazed window.

OUTSIDE

REAR GARDEN
A superb two level outdoor space laid with composite decking on top level leading to a neat lawn—perfect for summer entertaining. The garden is enclosed by fencing and includes a side gate, outside tap, and ample privacy.

FRONT GARDEN & DRIVEWAY

Attractive low-maintenance frontage with gravel beds, planting, and paved path. Extended driveway offers off-street parking for multiple vehicles.

DETACHED GARAGE

Single garage with up-and-over door, power, and lighting.

TENURE

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

COUNCIL TAX

Band G

