



Windsor Avenue,  
Radyr, Cardiff,  
CF15 8BY



Asking Price  
£725,000

4 Bedrooms  
House - Detached



An exciting opportunity to purchase this beautifully presented, four double bedroom detached family home, situated in the highly sought-after village of Radyr. The current owners have transformed the property and taken great pride in creating this highly desirable home. The property has been upgraded throughout and now benefits from an open plan kitchen/diner, a separate utility room, and a garage conversion that has created a versatile reception room. Upstairs, there are four double bedrooms, with the master bedroom benefiting from a newly fitted en-suite shower room. With generous living accommodation throughout, attractive gardens and no onward chain, this property offers an exceptional opportunity for families and professionals alike. Conveniently located within walking distance of the village and the highly regarded primary and secondary schools.



## ACCOMMODATION

### ENTRANCE HALLWAY

14'2" x 7'4"

A welcoming entrance hallway entered via a feature hardwood double glazed door with matching side windows and wooden shutters. Doors to all rooms and stairs with glazed panelling rising to the first floor. Anthracite grey vertical radiator.

### CLOAKROOM/WC

6'9" x 3'6"

Fitted with low-level WC and wash hand basin vanity unit. Part tiled walls and laminate flooring. uPVC double glazed window to front.

### LOUNGE

26'6" x 11'10"

A bright and spacious reception room with large uPVC double glazed windows to the front and French doors leading to the rear garden. Fitted wooden shutters, feature gas fire, anthracite grey radiators and carpeted floors.



## Features

- DETACHED
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- CLOSE TO HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS
- NO ONWARD CHAIN
- VIEWINGS HIGHLY RECOMMENDED

### OPEN PLAN KITCHEN/DINER

21'3" x 16'9" (max) narrowing to 13'4"

A stunning modern kitchen fitted with a wide range of high-quality base and eye-level units with integrated appliances, opening into a generous dining and family area with views over the rear garden. Finished with quartz work surfaces, ceramic sink, integrated Bosch dishwasher, microwave, space for range cooker and wine fridge.







**UTILITY ROOM****8'2" x 7'0"**

Accessed from the kitchen, this separate utility room is fitted with worktops, stainless steel sink, storage and plumbing for appliances. Velux window and door to the garden. Cupboard housing modern combination boiler. Vertical radiator. Door to:

**FAMILY ROOM****7'9" x 17'3"**

Converted from the former garage, this versatile room provides an excellent second reception space, ideal as a home office, playroom or snug. With laminate flooring, acoustic feature wall, uPVC window to front with wooden shutters and Velux roof window.

**FIRST FLOOR LANDING**

A spacious landing with doors to four bedrooms and the family bathroom. Large uPVC double glazed window to front aspect with wooden shutters.

**BEDROOM ONE/ MASTER BEDROOM****14'5" x 12'11"**

An impressive master bedroom with fitted wardrobes, rear aspect views and access to the ensuite shower room. uPVC window with fitted shutters, anthracite grey radiator and carpeted floor.

**EN-SUITE****5'7" x 3'4"**

A fully tiled three-piece suite comprising double shower enclosure with chrome mixer shower and handheld attachment, wash hand basin vanity unit and low-level WC.

**BEDROOM TWO****13'2" x 11'0"**

A generous double bedroom with fitted mirrored wardrobes and front aspect uPVC window with fitted shutters. Carpeted floor, anthracite grey radiator and acoustic panelled feature wall.

**BEDROOM THREE****8'7" x 13'0"**

A comfortable double bedroom with rear aspect uPVC window with fitted shutters. Carpeted floor and anthracite grey radiator.

**BEDROOM FOUR****10'0" x 9'7"**

Well-proportioned bedroom with rear aspect uPVC window with fitted shutters. Anthracite grey radiator and carpeted floor.

**FAMILY BATHROOM****6'11" x 6'1" (approx)**

A stylish modern suite comprising bath with handheld floor-mounted shower, wash hand basin vanity unit, double shower cubicle and low-level WC.

**4 BEDROOMS****2 BATHROOMS****3 RECEPTION ROOMS****ENERGY RATING: C**

## Information

- Postcode: CF15 8BY
- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 1751.70 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



## OUTSIDE

### FRONT

A striking first impression with split-faced tiling to the property, resin pathway and steps to the front door. Lawned area and path to the rear garden.

### REAR

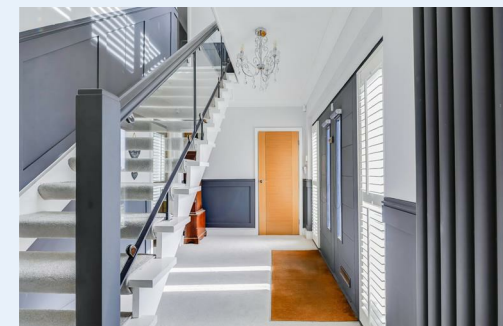
A private and enclosed garden, mainly laid to lawn with seating area, mature shrubs and hedges – ideal for family use and entertaining.

### TENURE

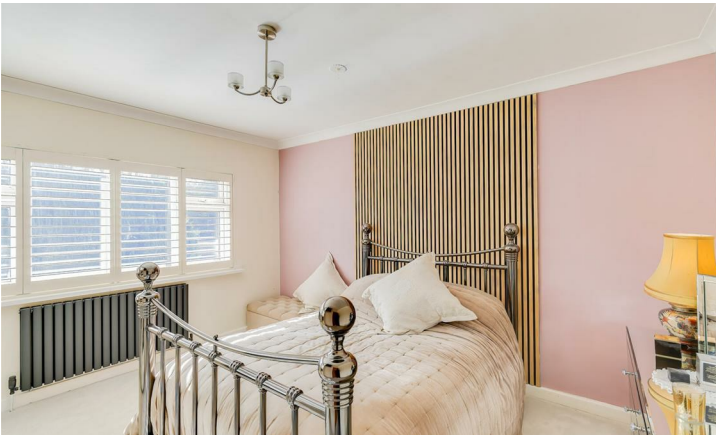
This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

### COUNCIL TAX

Band G













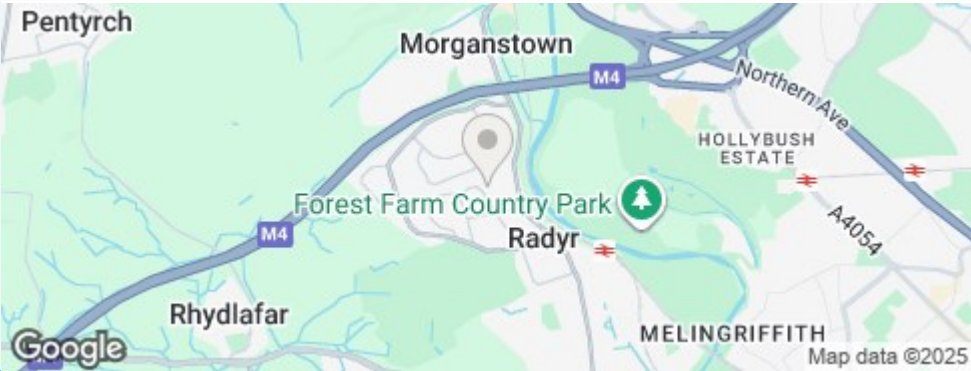


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

An exciting opportunity to purchase this beautifully presented, four double bedroom detached family home, situated on one of Radyr's most prestigious addresses.

Thomas H Wood



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