

23 Windsor Avenue,
Radyr, Cardiff
CF15 8BX

Asking Price £565,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1578.90 sq ft

Current EPC Rating - C72

Potential EPC Rating - B82

A traditional three bedroom, plus loft room, semi-detached family home, ideally located on Windsor Avenue in Radyr. The property briefly comprises; spacious entrance hallway, two reception rooms, kitchen, utility and WC. To the first floor there are, 3 excellent bedrooms and a family bathroom. To the second floor, is a superb loft room and storage. The property has delightful front and rear gardens and the westerly facing rear gardens benefits from great privacy, a single garage and storage shed. Furthermore, the property is within walking distance of the highly regarded primary and secondary schools, the village and the excellent public transport links. Viewings are recommended to appreciate the potential of the property.

ENTRANCE/STORM PORCH

Via hardwood glazed door with obscure windows to front and side. Ample space for shoes and coats. Tiled floor. Original inner door with stained and leaded insets.

HALLWAY

A spacious entrance hallway, with wood block floor, under stairs storage cupboard. Papered walls with picture rail, papered ceiling and single glazed window to side. Radiator with TRV and stairs to first floor.

LOUNGE

3.66 x 4.53 (12'0" x 14'10")

Overlooking the rear aspect and the delightful gardens. With wood block floor and feature stone fireplace with inset wood burning stove. Painted walls, papered ceiling with coving and double glazed patio doors leading out onto the rear garden. Radiator with TRV.

DINING ROOM

4.84 x 3.66 (15'10" x 12'0")

Overlooking the front aspect, with UPVC double glazed bay window with fitted blind. Wood block floor, painted walls, plate rack and papered ceiling with coving. Radiator with TRV.

KITCHEN

2.58 x 3.65 (8'5" x 11'11")

Fitted with a range of wall base units with solid oak doors with under counter lighting, inset one and a half bowl stainless steel sink unit with mixer tap. Space for range cooker. Radiator with TRV. Tiled splashbacks. Double glazed window to side. Ceiling spotlights.

UTILITY ROOM

2.58 x 2.17 (8'5" x 7'1")

With Lino flooring, Fitted with deep porcelain sink, shelving, space and plumbing for washing machine, part tiled walls, smooth ceiling, single glazed windows to side, hardwood 'stable door' giving access to side.

CLOAKROOM WC

0.83 x 1.29 (2'8" x 4'2")

With Lino flooring, ow level WC. Single glazed window to side. Worcester combination boiler. (One year old)

Carpeted stairs rising to the first floor landing. Turning staircase with original stained and leaded secondary glazed window to the front.

BEDROOM ONE

4.31 x 3.65 (14'1" x 11'11")

A generous double bedroom overlooking the rear aspect, with carpeted floor, painted walls, papered ceiling with coving and UPVC double glazed windows. Radiator with TRV, Built in cupboards.

BEDROOM TWO

3.65 x 3.55 (11'11" x 11'7")

A further good size double bedroom overlooking the front aspect. With carpeted floor, painted walls, papered ceiling, UPVC double glazed bay window with blinds. Fitted wardrobes. Radiator with TRV.

BEDROOM THREE

2.79 x 2.43 (9'1" x 7'11")

With carpeted floor, painted walls, smooth ceiling with coving, UPVC double glazed window to side. UPVC double glazed window to the side. Radiator with TRV. Archway to:

STUDY

2.63 x 2.20 (8'7" x 7'2")

Ideally suited for this purpose. Window to side.

FAMILY BATHROOM

1.83 x 2.43 (6'0" x 7'11")

White suite comprising panelled bath, pedestal wash hand basin. Painted and tiled walls. Obscure double glazed window to side. Towel radiator. Laminate flooring. Large storage cupboard with light. Inset ceiling spotlights

SEPERATE WC

0.87 x 1.86 (2'10" x 6'1")

Window to side, laminate wood effect flooring. Newly installed low level WC.

LOFT ROOM

6.13 x 3.85 (20'1" x 12'7")

Accessed via carpeted staircase, to a generous room. Currently being used as a bedroom, with carpeted floor, painted walls, Velux window to UPVC double window to rear. Useful walk-in storage room.

OUTSIDE

FRONT

The front gardens are laid to lawn and well stocked with mature shrubs and plants. Driveway to the side with car port. Outside water tap.

REAR

A delightful, West facing rear garden with laid lawn, mature trees, shrubs and plants. Greenhouse to remain. Brick built storeroom to side.

GARAGE

A single garage with up and over door. Power and light.

TENURE

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

COUNCIL TAX

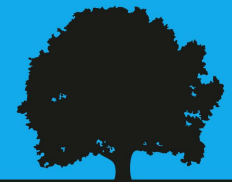
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EPC

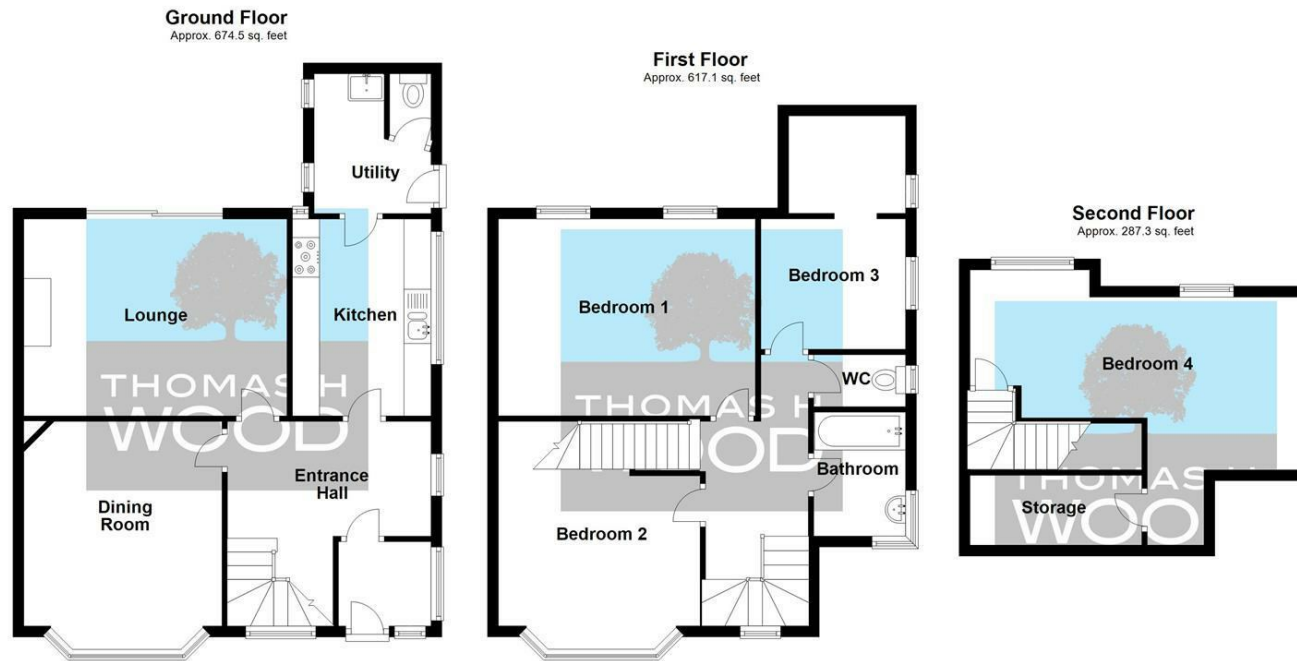
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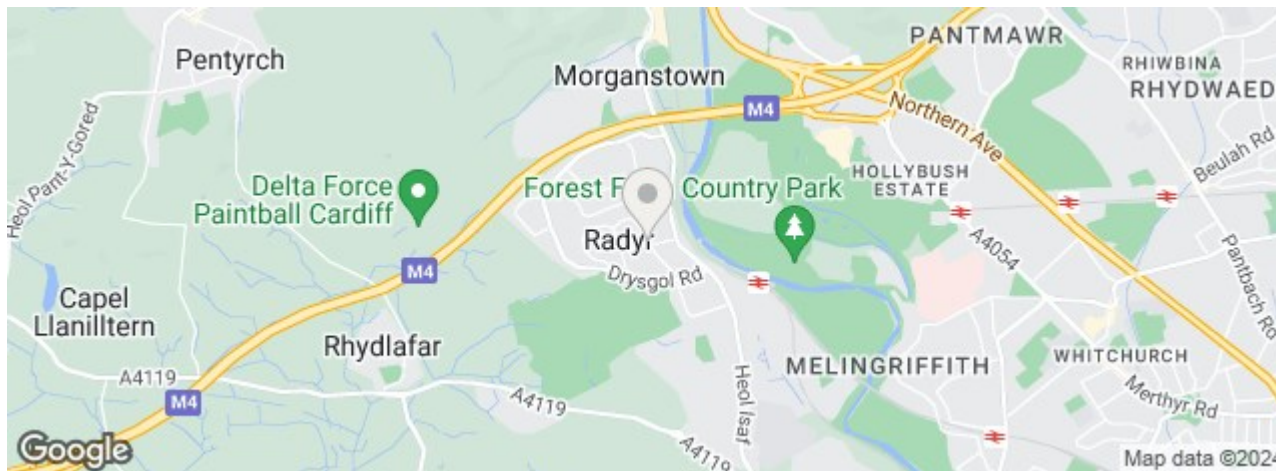




THOMAS H WOOD



Total area: approx. 1578.9 sq. feet



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	82
(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	