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20 Windsor Avenue, Radyr, Cardiff, CF15 8BW

£525,000

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02920 612328
whitchurch@peteralan.co.uk



A charming three-bedroom house of character, built circa 1935, the front and side inset with two storey wide splayed bays, inset with replacement PVC double glazed windows, external elevations finished in render above a facing brick plinth, all beneath a hipped roof or pretty rosemary tiles.

This substantial home occupies a delightful position fronting a very quiet and tree lined private residential road, away from busy passing traffic, yet well placed within walking distance to Old Radyr Village. Radyr benefits its own railway station, a small but well stocked shopping centre, whilst there are excellent local primary schools and the highly regarded Radyr High School.

This distinctive property retains many period features including Herringbone style wood block floors, characteristic original panel internal doors, stained-glass leaded windows, and high coved ceilings. This comfortable home includes gas heating with panel radiators, and a useful attic room.

The well designed and versatile living space comprises three ground floor reception rooms comprising a front lounge with an impressive stone fireplace inset with a miniature style cast iron log burner with a tiled hearth and a stone finished surround, a separate dining room with a stone fireplace with a stone hearth, a breakfast room-extra kitchen with a wall mounted original Welsh dresser, whilst an outer hall leads to an extended kitchen area, with access to a utility cupboard and a down stairs toilet.

The first floor comprises three bedrooms and a shower room. Outside there is a very pretty and charming front garden designed around a pebble beach theme style, with a central section finished with pebble stones, edged with stone borders, and further edged with mature shrubs and plants including an acer tree, hydrangea bush, a miniature conifer tree, whilst a side entrance drive leads to a detached garage (16'4x8'6). The pretty rear gardens comprise a raised and sizeable decked sun terrace enclosed and equipped with a continuous decked staircase that leads to a lower garden area which is very private and laid to lawn. This very special row of houses when built were referred to as sunshine homes, truly charming.

Amenities

Within easy driving distance is and exit onto the A 470, allowing fast travel to Cardiff City Centre, the M4, Pontypridd and Merthyr. The property is conveniently placed for access to Radyr Village, with its many amenities, including a Local Railway Station positioned on Station Road, a shopping centre with a post office, an Italian Restaurant and a Micropub. The house also backs onto the Tennis Club, and a Medical Centre is within walking distance. Radyr also has a golf club, a cricket club and the Radyr Train Station which has been recently upgraded to include disabled access and is part of the New South Wales Metro integrated transport network being developed.

Excellent schools are available within Radyr, including Radyr High school off Heol Isaf, Bryn Deri Primary School on Cae'r Graig, Radyr Primary School which offers a breakfast club and an after-school club. In addition, there are well regarded nursery facilities within the Village including Cylch Meithrin Radur and Phentrepoeth Nursery located in Old Church rooms, Park Road, a Welsh nursery for children aged 2-5. There is also a local library on Park Road and Mother & Toddler Group facilities.





Ground Floor Entrance Hall Approached via an original traditional style Art Deco part panelled front entrance door inset with a pretty upper light stained-glass window opening into a period style hall with a wide splayed bay with replacement PVC double glazed Georgian style windows overlooking the side drive, very impressive herringbone style original wood block flooring, high coved ceiling, radiator, wide carpeted staircase with dual handrail leading to the first-floor landing.

Front Lounge 14' 10" x 12' 4" (4.52m x 3.76m) Approached from the entrance hall via an original traditional style panel door with Regency handle leading to a charming front lounge inset with a wide splayed bay with replacement PVC double glazed Georgian style windows with outlooks across the delightful front garden which is stocked with garden trees around a pebble beach themed centre section, all providing a natural screen of privacy from the pavement line. Original well preserved herringbone style wood block flooring throughout, impressive stone fireplace inset with a miniature style cast iron log burner with a tiled hearth and a stone finished surround. Double and single radiators, coved ceiling, two alcoves.

Dining Room 13' 7" x 11' 7" (4.14m x 3.53m) Approached independently from the entrance hall via an original traditional panel door with Regency handle leading to a formal dining room with a very well-preserved herringbone style original wood floor. There is also a stone fireplace with a stone hearth, high coved ceiling, large radiator, timber casement shaped window mainly open and leading to the kitchen/breakfast room.

Kitchen Area One 8' 4" x 7' (2.54m x 2.13m) Approached independently from the entrance hall via an original traditional panel door with Regency handle leading to a former breakfast room, currently equipped as a utility area with space with plumbing for both a washing machine and space for the housing of both a tumble dryer and an upright fridge freezer, wall mounted original Welsh dresser, ceramic tiled flooring, coved ceiling, access to a useful under stair storage space equipped with a PVC double glazed window, further clear glass Georgian style PVC double glazed window overlooking the side drive.

Kitchen Area Two 11' 8" x 8' 2" (3.56m x 2.49m) Fitted along one side with a range of panel fronted floor units with white china effect handles beneath round nosed laminate patterned worktops, incorporating a white sink unit with chrome mixer taps, vegetable cleaner and drainer, integrated Stoves four ring 600G Chippendale gas hob, integrated Stoves electric oven with separate grill, space with plumbing for a dishwasher, continuous ceramic tiled flooring, polycarbonate roof with exposed timber beams, equipped with sealed double glazed eye level height clear glass windows which overlook a raised decked sun terrace with rear gardens beyond. Open plan to....

Outer Hall 7' 6" x 5' (2.29m x 1.52m) Providing access also to kitchen one equipped also with a part panelled hardwood outer door inset with multi paned glass windows and opening on to and overlooking the side drive. Pine farmhouse style doors lead to both a downstairs cloakroom and utility cupboard.

Downstairs Cloakroom Approached via a farmhouse pine panel door from the outer hall leading to a downstairs cloakroom with a modern suite comprising slimline W.C. and a mounted wash hand basin with a ceramic tiled splashback and continuous ceramic tiled floor.

Utility Cupboard Approached independently from the outer hall via a pine farmhouse style door leading to a pantry with multiple shelving and space for the housing of a low-level fridge, continuous ceramic tiled floor.

First Floor Landing Approached via a wide carpeted single flight staircase with dual handrail leading to a main landing, equipped with coved ceiling and a white PVC double glazed Georgian style replacement clear glass window with a side aspect. Engineered oak flooring, stair ladder to attic room.

Bedroom One 15' 5" x 11' 9" (4.70m x 3.58m) Approached independently from the landing via an original traditional panel door with Regency handle leading to a double size master bedroom, with impressive, engineered oak flooring and a wide bay with replacement PVC double glazed clear glass Georgian style windows with outlooks on to the quiet tree lined frontage road. Radiator, two alcoves, range of fitted full height wardrobes including a fixed alcove set out chest of drawers.

Bedroom Two 13' 8" x 11' 9" (4.17m x 3.58m) Approached independently from the landing via an original traditional panel door with Regency handle leading to a further double size bedroom, with impressive, engineered oak flooring, radiator, and a clear glass PVC double glazed replacement window with elevated outlooks across the rear gardens and



over the surrounding area. Two alcoves - one fitted with original panel fronted cupboard/airing cupboard housing a factory insulated copper hot water cylinder with an electric immersion heater installed. The second alcove is part fitted with a full height single wardrobe.

Bedroom Three 8' 2" x 8' 6" maximum (2.49m x 2.59m maximum) Approached independently from the landing via an original traditional panel door with Regency handle leading to a good size third bedroom, with measurements that include a splayed bay equipped with replacement PVC Georgian style double glazed windows with a side aspect, radiator, high ceiling, engineered oak flooring, further white PVC clear glass double glazed Georgian style replacement window with an outlook on to the tree lined frontage road.

Shower Room 8' 1" x 6' 9" (2.46m x 2.06m) Approached independently from the landing via an original traditional panel door with Regency handle leading to a remodelled white shower room suite with Roca fittings and part ceramic tiled walls, wood flooring, large, shaped shower cubicle with a ceramic tiled wall, a Mira shower unit, and clear glass sliding shower doors and screen. Bidet with mixer taps, slimline W.C., shaped mounted wash hand basin with chrome taps in a built out wooden vanity unit. Radiator, clear glass PVC Georgian style replacement double glazed window to side, access to an eave's storage cupboard.

Attic Room 13' 8" x 11' 8" (4.17m x 3.56m) The attic void space has been boarded out to provide a very useful storage space approached via a timber stairwell ladder leading to a large access opening which is enclosed when not used, leading to a very good size and versatile attic space equipped with two velux double glazed windows to front and rear



pitched roofs, and providing additional access storage space to the rear front and side eaves. There is an electric ceiling light, and electric power points.

Outside Front Garden A charming front garden designed around a pebble beach theme style, with a central section finished with pebble stones, edged with stone borders, and further edged with mature shrubs and plants including an acer tree, hydrangea bush, a miniature conifer tree and various other flowering shrubs and plants that provide a natural screen of privacy from the pavement line.

Entrance Drive Tarmacadam finished entrance drive and path continuing to the side of the property to 6 ft high double doors. Outside light.

Garage 16' 4" x 8' 6" (4.98m x 2.59m) The double doors lead to a continuous Tarmacadam drive that leads to a detached garage with an up and over door, a pitched roof, brick built finished externally in pebbledash, and equipped with electric power point and light, together with a courtesy door with side screen window sealed double glazed that opens on to the rear decked sun terrace.

Rear Garden

Approached from the outer hall and overlooked from the kitchen is a raised and sizeable decked sun terrace enclosed and equipped with a continuous decked staircase that leads to a lower garden area which is very private and comprises of a central lawn edged and enclosed by maturing garden trees and plants providing natural screens of privacy and security. Neat seating area tucked away in the corner. Outside water tap

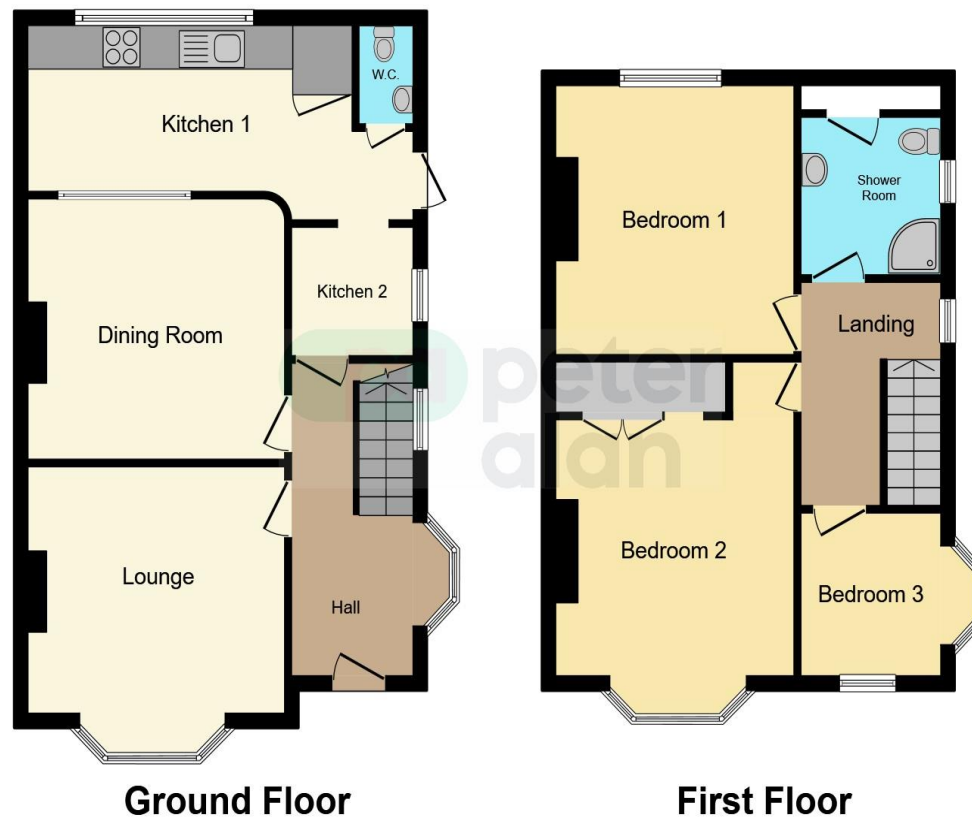






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