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**47 Hazel Tree Close, Radyr, Cardiff, CF15 8RS.**

**£475,000**

 **peter  
alan**

02920 612328  
[whitchurch@peteralan.co.uk](mailto:whitchurch@peteralan.co.uk)







A substantial detached double fronted four-bedroom family house, built in 1976 by Messrs Tudor Jerkins, a well-known private local builder, with cavity elevations in white render, inset with replacement PVC double glazed windows, all beneath a pitched tiled roof. This deceptively spacious traditional modern home, occupies a delightful position set back in a select close, comprising detached dwellings, away from busy passing traffic, yet well placed for access to Radyr Village. with its many improvements this bright and versatile property provides 1633 square feet, well designed with a large and impressive fully fitted modern open plan kitchen and dining room (29'2 x 13'3 max), with stylish high gloss units with slim line handles and integrated appliances, also equipped with French doors that open onto a level and enclosed rear garden with a sandstone sun terrace.

An entrance hall benefits a downstairs cloak room, whilst an extended through lounge and family room (26'0 x 13'9 max) provides ample living space. The Garage was converted into a home office-utility room in 2019, independently approached from the hall and the kitchen. There are four good sized bedrooms and two bathrooms, one being ensuite to the generous master bedroom (16'3 x 11'4).

The property benefits gas heating, a stylish modern entrance drive, and a well-planned and fully enclosed level rear garden. A very impressive family home, within walking distance is Radyr Village

## Radyr Village

This substantial home occupies a delightful position fronting a private residential close, 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. The shopping centre includes a post office, an Italian Restaurant and a Micropub. Within Radyr there is a Tennis Club, a Medical Centre, 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 a panelled front entrance door with side screen double glazed upper light and side screen windows, leading to a central hall with a ceramic tiled floor and a high ceiling. Contemporary vertical radiator.

## Downstairs Cloakroom

Modern white suite comprising slim line W.C. with tiled surround, wall mounted wash hand basin with chrome mixer taps, pop-up waste and ceramic tiled splashback, continuous tiled floor, radiator, velux double glazed window, air ventilator, approached independently from the entrance hall via a white traditional style panel door.





### Sitting Room & Family Room

26' x 13' 9" narrowing to 8' 4" ( 7.92m x 4.19m narrowing to 2.54m ) A very versatile open plan and spacious reception room, with an atrium style ceiling with three velux double glazed windows, further clear glass PVC double glazed window with outlooks on to the quiet frontage close, two vertical stylish radiators, approached from the entrance hall via a pine glass panelled contemporary entrance door. Further matching door leading to.....

### Kitchen & Dining Room

29' 2" x 13' 3" narrowing to 10' 4" ( 8.89m x 4.04m narrowing to 3.15m ) Well fitted along three sides with an extensive range of floor and eye level units with a combination of both panelled door fronts in high gloss black with slim line handles, island unit with integrated Hotpoint four ring Schott Ceran electric hob with stylish worktops, stainless steel sink with chrome mixer taps and vegetable cleaner, integrated fan assisted electric oven, integrated combi microwave oven, space for the housing of an upright fridge freezer, pull out larder unit with retractable shelves, integrated Bosch dishwasher, PVC double glazed part panelled outer door opening on to the rear gardens, two PVC clear glass double glazed windows with a pleasing rear garden outlook, further white PVC double glazed French doors opening on to a sandstone paved patio. This impressive open plan space provides perfect proportions for the housing of a large dining table and chairs together with a family room space for a sofa and chair, double radiator. Internal door to sitting room, further white panel traditional style door to lounge.



### Utility Room / Home Office

16' x 11' 2" ( 4.88m x 3.40m ) Also approached independently from the entrance hall via a white traditional style panel door, white PVC double glazed window with outlooks on to the quiet frontage close, vinyl flooring, fitted base unit and eye level unit with stainless steel sink and worktops with plumbing space for a washing machine. Wall mounted electric heater.

### First Floor Landing

Approached via a carpeted single flight staircase with chrome handrail leading to a spindle balustrade main landing with access to roof space, coving, built-in full size linen cupboard.

### Master Bedroom One

16' 3" x 11' 4" (4.95m x 3.45m) With a white PVC double glazed window with outlooks across the quiet frontage close, a very impressive well-proportioned master bedroom approached independently from the landing via a white traditional style panel door.

### Ensuite Shower Room

8' x 6' 4" ( 2.44m x 1.93m ) White suite comprising double size shower with chrome shower fittings and clear glass shower screen and door, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, splashback, slim line W.C., ceramic tiled floor, PVC double glazed obscure glass window to rear. Chrome vertical towel rail/radiator.



### Walk-In Wardrobe

5' x 3' ( 1.52m x 0.91m ) Fitted with hanging space and shelving and electric lights.

### Bedroom Two

11' 3" x 9' 1" (3.43m x 2.77m) A further double size bedroom approached independently from the landing via a white traditional style door leading to an entrance recess measuring 1' 3" depth x 2' 8" width. Radiator, coved ceiling, PVC double glazed clear glass window with a pleasing rear garden outlook.

### Bedroom Three

11' 9" x 9' 9" (3.58m x 2.97m) Approached independently from the landing via a white traditional style panel door leading in to a small entrance recess, PVC double glazed window with outlooks on to the quiet frontage close, coved ceiling, radiator.

### Bedroom Four

7' 7" x 6' 9" (2.31m x 2.06m ) Radiator, PVC double glazed window with a pleasing outlook on to the quiet frontage close, approached independently from the landing via a white traditional style panel door.





### Family Bathroom

Modern white suite with walls largely ceramic tiled and tiled floor comprising shaped panel bath with chrome mixer taps, pop-up waste, chrome shower unit and shaped clear glass shower screen, W.C. with concealed cistern, mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a range of built out vanity units with high gloss doors and tops. Full size bathroom mirror, white PVC double glazed obscure glass window to rear, stylish chrome vertical towel rail/radiator.

### Outside Front Entrance Drive

Compressed resin quality front entrance drive providing private off street vehicular parking.

### Front Garden

Level and chiefly laid to lawn. Side Access  
Via a garden gate to the rear garden.

### Rear Garden

Totally level and completely enclosed along three sides by close timber boarded panel fencing to afford privacy and security two sides with concrete posts. The garden itself is laid to lawn beyond a sandstone patio, edged with shrubs and plants. Outside water tap.











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whitchurch@peteralan.co.uk



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