



🛏 5 🛁 1 🛋 4

39 Heol Isaf, Radyr, Cardiff, CF14 8AH.

Offers in the region of £550,000

 **peter
alan**

02920 612328
Whitchurch@peteralan.co.uk



A large and imposing double fronted five-bedroom mid terrace period residence, built circa 1906, providing 1653 square feet, and occupying a truly convenient position walking distance from Radyr Village centre.

This deceptively spacious family home retains much character and is available with no chain and benefits many special features including a unique large rear garden with two lawns, a sun terrace, mature fruit trees and a detached double garage with a double width entrance drive, providing exceptional private parking for a village centre location. With a new electric consumer unit installed in 2010, and gas heating with panel radiators, this impressive family home provides exceptional potential, with period features including high cornice ceilings, an entrance hall of character, mosaic tiled floors, original panel internal doors, a character fire place and a spindle balustrade staircase that leads to a generous central gallery landing with access to a super-sized attic, perfect for a loft conversion, subject to the required building regulation approvals.

The well designed and very versatile living space comprises an open fronted entrance porch, a central entrance reception hall, a through lounge and dining room (27'0 x 12'0), a front sitting room (14'1 x 11'1), a snug, a large kitchen (12'7 x 11'0), a small utility room, a down stairs cloak room, whilst on the first floor there are five bedroom and a family shower room with useful separate wc. NO CHAIN!

Location

Within easy driving distance is an 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 Windsor Road, 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 Porch

Open fronted, original mosaic tiled threshold, original part tiled walls, original cornice ceiling.

Entrance Hall

Approached via a period part panelled front entrance door inset with upper light windows leading to a central hall with an exposed mosaic tiled flooring, high cornice ceiling, large radiator, original spindle balustrade single flight staircase with wide under stair recess.





Through Lounge & Dining Room

27' x 12' 1" (8.23m x 3.68m) An open plan through lounge and dining room, formerly two rooms, knocked through via an archway opening, still retaining two independent traditional style pine panel doors each providing access to the main entrance hall, wide splayed bay with windows overlooking Heol Isaf, high cornice ceilings, two fire breasts, four alcoves, two double radiators, sealed double glazed aluminum French door with side screen windows opening on to the rear gardens.

Front Sitting Room

14' 1" x 11' 1" (4.29m x 3.38m) Independently approached from the entrance hall via an original pine panel door, wide splayed bay with windows overlooking Heol Isaf, two alcoves, high cornice ceiling, double radiator.

Snug

11' 7" x 9' 8" (3.53m x 2.95m) Independently approached from the entrance hall via an original pine panel door, open fireplace, sash cord window to rear, original tiled floor.



Kitchen

12' 7" x 11' (3.84m x 3.35m) Independently approached from the entrance hall via an original pine panel door, fitted along two sides with a range of floor and eye level units with laminate worktops, incorporating a stainless steel sink with vegetable cleaner, mixer taps and drainer, integrated four ring Neff electric hob, integrated Neff fan assisted electric oven with separate grill, space for the housing of a low level fridge, space for the housing of an upright fridge freezer, double radiator, sash cord window with a side garden aspect, internal door leading to.....

Utility Room

7' 1" x 4' (2.16m x 1.22m) Space with plumbing for a washing machine, laminate worktop, floor unit, part tiled walls, PVC double glazed window and PVC double glazed outer door overlooking and opening on to the long rear gardens, wall mounted British Gas boiler.

Downstairs Cloakroom

White suite comprising W.C. and wall mounted wash hand basin (Arnitage Shanks), ceramic tiled walls, vinyl flooring, replacement PVC double glazed obscure glass window to rear, wall mounted electric heater.

First Floor Landing

Approached via an original carpeted spindle balustrade single flight staircase leading to a half landing and main landing, large access to roof space via a drop-down aluminium ladder. Two sash cord windows.



Bedroom One

11' 5" x 14' 10" (3.48m x 4.52m) With original sash cord windows with outlooks on to Heol Isaf, high coved ceiling, approached independently from the landing via an original pine panel door, further internal pine panel door leading to the back bedroom.

Bedroom Two

12' 9" x 11' 5" (3.89m x 3.48m) With original sash cord windows with outlooks on to Heol Isaf, approached independently from the landing via an original pine panel door, large radiator.

Bedroom Three

11' 7" x 9' 7" (3.53m x 2.92m) Independently approached from the landing via an original pine panel door, two alcoves, sash cord window to rear, radiator, built out airing cupboard with copper hot water cylinder.

Bedroom Four

11' 9" x 11' 7" (3.58m x 3.53m) Independently approached from the landing via an original pine panel door, original cast iron character period fireplace, double radiator, sash cord windows to rear, high coved ceiling, internal pine panel door to bedroom one.

Bedroom Five

10' x 7' 9" (3.05m x 2.36m) Approached independently from the landing via an original pine panel door, radiator, sash cord window with a pleasing rear garden outlook.



Shower Room

White suite with walls ceramic tiled comprising double size shower open with Triton shower unit, shaped wash hand basin with mixer taps mounted on a vanity unit in white high gloss, sash cord window to side.

Separate W.C.

Independently approached from the landing and comprising of a W.C. with ceramic tiled walls and a sash cord window to the rear. Outside Front Garden
Wide and chiefly paved enclosed to the front and one side by retaining walls and decorative hedgerow.

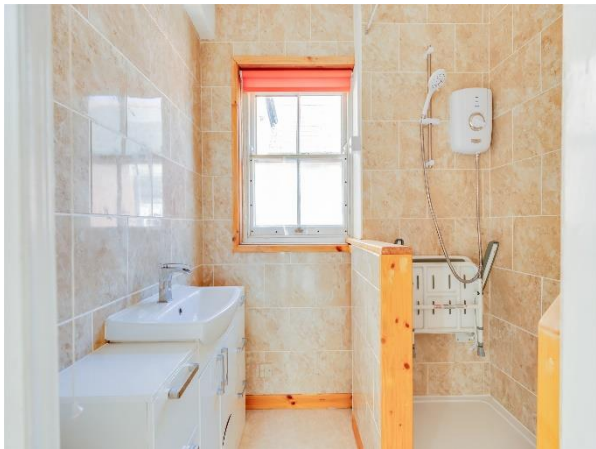
Rear Gardens

A large and very deep well stocked rear garden with fruit trees and outbuildings comprising of a paved terrace, a centre lawn, all afforded privacy by means of secure boundary walls lined with climbing plants and garden trees to afford natural privacy and security. Rear garden gate that leads to the rear road.

Double Garage

There are two single garages attached and inset with up and over doors approached via a double width drive.

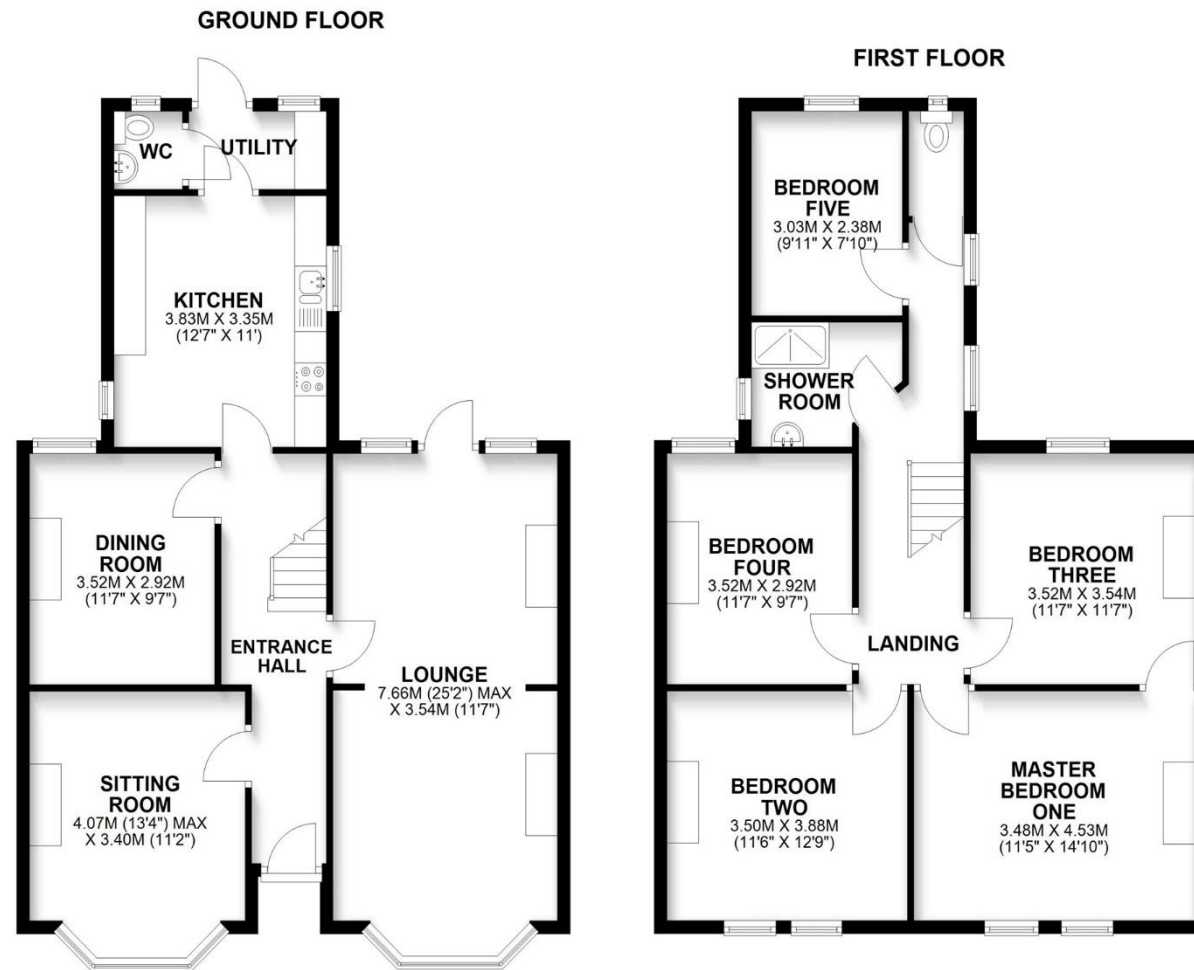






02920 612328

Whitchurch@peteralan.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

