



Heol Isaf, Radyr, Cardiff

£595,000

- COUNCIL TAX BAND F, EPC C, FIVE BEDROOMS, TWO BATHROOMS,
- FULL NEW RE-WIRE, GAS HEATING, PVC DOUBLE GLAZING
- LOUNGE WITH LOG BURNER, NEW FITTED KITCHEN
- SITTING ROOM, LARGE UTILITY ROOM/HOME OFFICE
- TWO LUXURY NEW BATHROOMS, ENSUITE



 5
  2
  2



About the property

A greatly extended and very well improved traditional five bedroom, two bathroom mid terrace period house with a very long 80-90 FT rear garden, a double garage/work shop, and full newly completed loft conversion, complete with building regulation approval with ensuite shower room & dressing room.





Accommodation

Ground Floor

Entrance Porch

Entrance door leading to a front porch.

Entrance Hall

Approached via a further glass part panelled part double glazed internal door opening in to the main hall with vinyl flooring and a wide carpeted spindle balustrade returning staircase with under stair cupboards and under stair pantry with automatic light enclosed by a traditional pine panel door.

Front Lounge

14' 6" x 13' (4.42m x 3.96m)
Inset with a wide splayed bay with replacement PVC double glazed windows with outlooks on to the frontage road, contemporary open fireplace with cast iron log burner and brick surround, slate hearth and period front, high cornice ceiling, two alcoves, double radiator.

Kitchen / Breakfast Room

11' 7" x 10' 10" (3.53m x 3.30m)

Newly appointed and fitted with modern floor and eye level units with stylish work surfaces incorporating a double white ceramic Belfast sink with brass mixer taps, glass fronted eye level display cabinet with internal lights and glass shelves, large Leisure Professional range cooker with induction hob, space for the housing of a fridge freezer, stripped pine flooring, double radiator, space for a breakfast table and chairs, window with a rearward outlook.

Sitting Room

12' 3" x 8' (3.73m x 2.44m)
With a sealed double glazed part panelled outer door leading on to the rear gardens, replacement PVC double glazed window, vertical radiator.

Utility Room

8' x 8' 3" (2.44m x 2.51m)
Modern base unit, double white ceramic Belfast style sinks with brass mixer taps, space with plumbing for a washing machine, space for the housing of a tumble dryer, eye level unit, sealed double glazed patterned glass window to rear, further double glazed patterned glass window to side.

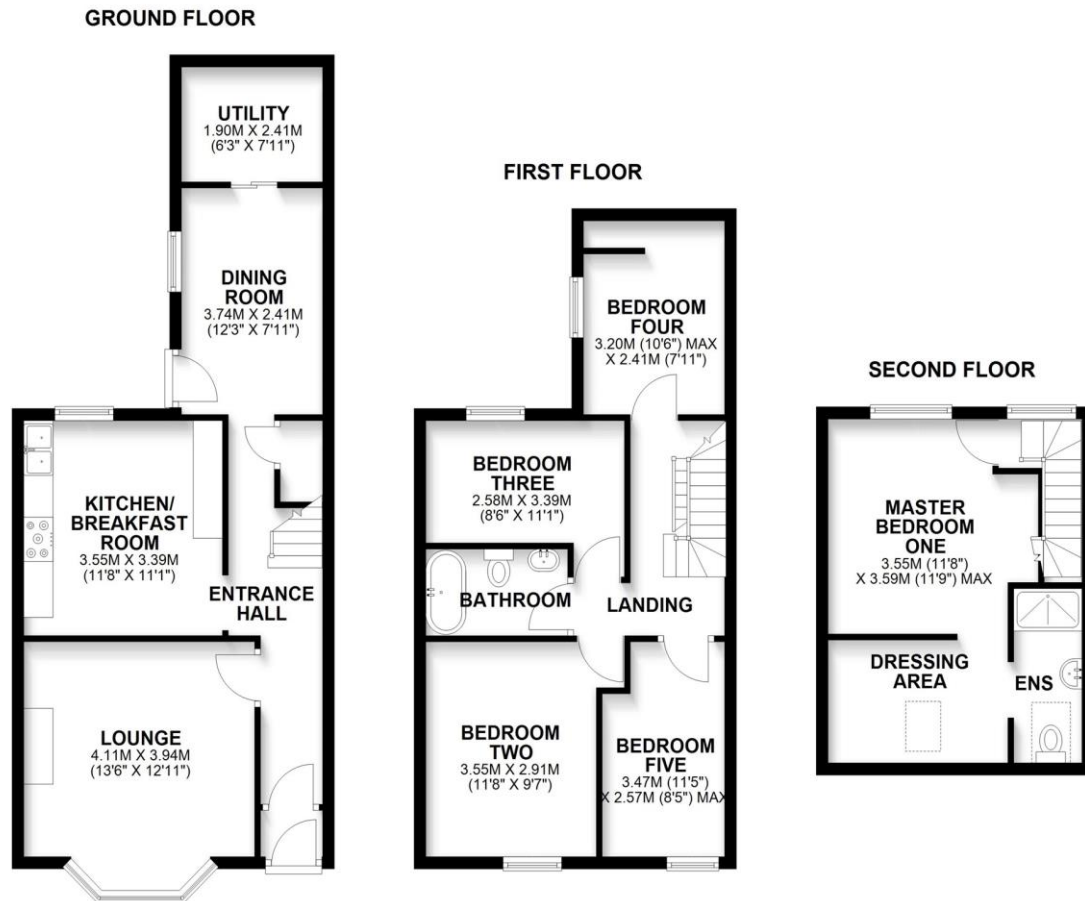
First Floor

Landing

02920 612328

whitchurch@peteralan.co.uk

Floorplan



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