



5 3 4

135 Heol Isaf, Radyr, Cardiff, CF15 8DX.

£850,000

 peter
alan

02920 612328
whitchurch@peteralan.co.uk



A large and very capacious detached double fronted five-bedroom family home built in 1976 and occupying a prime location fronting a private road, set back off Heol Isaf, away from passing traffic, with a very large front entrance drive and a superb private large and lovely rear garden.

This impressive residence provides 2540 square feet with three bathrooms and four living rooms. The property has been greatly improved with the benefits of replacement PVC double glazed windows, gas heating, a large open plan fitted kitchen-dining room and family room (23' 3" x 18' 8"), a lounge (23' x 13') with charming wood block flooring, a handsome stone fireplace with a working fire with slate hearth, and sliding double glazed aluminium patio doors that open on to the large and lovely rear gardens,.

The ground floor also comprises a generous entrance reception hall with additional front porch, a shower room, a sitting room, a utility room and a large home office (13' 2" x 8' 1"). The first-floor gallery landing leads to four large bedrooms, the master bedroom being (13' x 13' 7") and benefiting a stylish modern ensuite bathroom installed in 2022.

There is a large and luxurious family bathroom, and a balcony approached from bedroom four. The second-floor loft conversion was completed in 2021 providing a versatile fifth bedroom (20' 10" x 17' 7" max). A unique family home just a few minutes from Radyr High School and Radyr Village centre.

Must be seen!

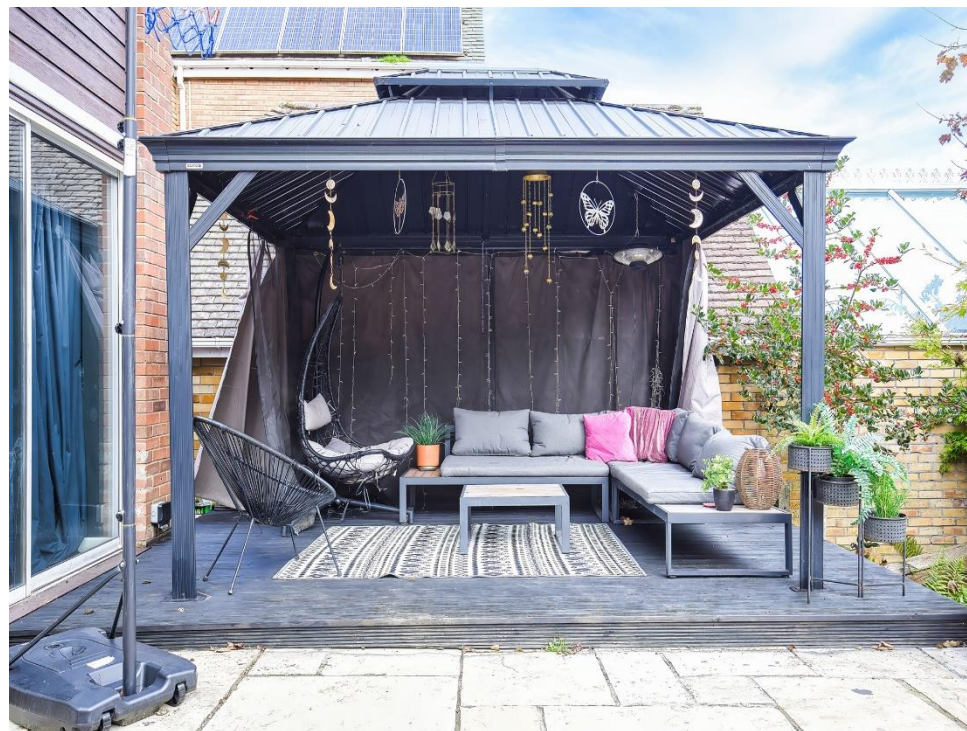
Radyr Within easy driving distance is an exit onto the A 470, allowing fast travel to Cardiff City Centre, the M4, Pontypridd and Merthyr. The property is conveniently placed for access to Radyr Village, with its many amenities, including a Local Railway Station positioned on Station Road, a shopping 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.

Entrance Porch Approached via double white PVC double glazed front entrance doors with matching side screen windows, leading to a front porch with tiled floor and a ceiling with spotlights.

Entrance Reception Hall 16' 2" x 7' 4" (4.93m x 2.24m) Approached via a patterned glass PVC double glazed sliding front entrance door with matching side screen window opening into a central hall with charming wood block flooring and a wide carpeted returning spindle balustrade staircase with a useful under stair cloaks hanging cupboard.

Shower Room 7' 3" x 5' 7" (2.21m x 1.70m) White suite with limestone tiled floor and walls, comprising a wet room shower with additional wall mounted shaped wash hand basin with mixer taps, and a W.C. with a





concealed cistern, stylish vertical radiator/towel rail, patterned glass PVC double glazed window to rear.

Lounge 23' x 13' (7.01m x 3.96m) Independently approached from the entrance hall via a white traditional style panel door leading to a large principal reception room with charming wood block flooring, handsome stone fireplace with a working fire with slate hearth, sliding double glazed aluminium patio doors opening on to the large and lovely rear gardens, high coved ceiling, two double radiators.

Sitting Room 13' 9" x 11' 6" (4.19m x 3.51m) Independently approached from the entrance hall via a white traditional style panel door leading to a versatile reception room perfect as a sitting room or snug, equipped with charming wood block flooring, two wide alcoves, high coved ceiling, radiator and a replacement PVC clear glass double glazed window with outlooks across the large frontage entrance drive.

Kitchen, Dining/Family Room 23' 3" x 18' 8" narrowing to 11' 6" (7.09m x 5.69m narrowing to 3.51m) Fitted along three sides with a modern range of high gloss floor and eye level units with slim line handles and laminate patterned worktops incorporating a stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, integrated Neff five ring gas hob including wok burner, retro tiled splashback, stunning extractor hood, integrated fan assisted electric oven with separate grill, integrated double oven with separate Neff steam oven, integrated larder style fridge,



retractable spice shelves, integrated fridge, integrated Bosch dishwasher, limestone tiling throughout, large freestanding island unit with solid granite worktops, two ceiling windows, ceiling with spotlights, ample space for a dining table and chairs, ample space for a further sofa suite, multiple double glazed bi-folding doors on two sides that overlook and open on to the large and lovely rear gardens. Further double-glazed window with a rear garden outlook with tiled splashback and windowsill.

Utility Room 8' x 6' (2.44m x 1.83m) With matching base units with high gloss doors, space for the housing of a tumble dryer, space for the housing of a washing machine, stainless steel sink with drainer, space for the housing of a freezer, air ventilator, PVC double glazed outer door to side gardens, radiator.

Home Office 13' 2" x 8' 1" (4.01m x 2.46m) A very versatile reception room independently approached from the utility room and equipped with pine flooring and double-glazed French doors that provide an independent access to the side allowing this room to be used as an office or salon, equipped with a radiator.

First Floor Landing Approached via a carpeted returning spindle balustrade staircase leading to a central gallery landing with a sizeable PVC double glazed front window, and archways that provide access to a further side landing and additional staircase leading to the loft conversion.



Master Bedroom One 13' x 13' 7" (3.96m x 4.14m) Independently approached from the landing via a white traditional style panel door a sizeable master bedroom with high coved ceiling, radiator and a PVC replacement double glazed window with a pleasing rear garden outlook.

Ensuite Bathroom 7' 4" x 5' 8" (2.24m x 1.73m) Stylish modern white suite with walls largely tiled in a retro style, comprising panel bath with contemporary black mixer taps, pop-up waste and matching shower unit with waterfall fitment and separate hand fitment, glass shower screen, W.C. with concealed cistern, mounted shaped wash hand basin with mixer taps and pop-up waste in a built out vanity unit with high gloss doors, vinyl flooring, stylish vertical towel rail/radiator, patterned glass PVC double glazed window to rear, ceiling with spotlights, air ventilator.

Bedroom Two 13' 9" x 11' 6" (4.19m x 3.51m) Independently approached from the landing via a white traditional style panel door, contemporary part panelled wall, radiator, PVC double glazed window with outlooks across the large frontage entrance drive and cul-de-sac.

Bedroom Three 13' x 8' 6" (3.96m x 2.59m) Independently approached from the landing via a white traditional style panel door, range of fitted wardrobes along one wall, radiator, PVC double glazed window to front.



Bedroom Four 15' x 8' (4.57m x 2.44m) Independently approached from the landing via a white traditional style panel door, this room is equipped with two PVC double glazed windows with a front and side aspect, radiator, coved ceiling with spotlights, access to a roof space and also inset with white PVC double glazed French doors that open on to.....

Balcony A composite decked balcony with outlooks across the rear gardens.

Family Bathroom 11' 5" x 7' 10" (3.48m x 2.39m) Stylish contemporary modern white suite comprising Adamsez oversized freestanding roll top bath with chrome fittings including mixer taps, pop-up waste and shower fitment, slim line W.C., shaped wash hand basin with chrome mixer taps and pop-up waste with a built out vanity unit with white high gloss doors, further double size corner shaped shower with chrome fittings including waterfall fitment and separate hand fitment, together with sliding clear glass shower doors and screen, stylish vertical radiator/towel rail, ceiling with air ventilator and spotlights, PVC double glazed window with plantation shutters to rear, useful built-in vanity cupboard housing a wall mounted gas central heating boiler.

Second Floor Approached via a custom-made carpeted spindle balustrade staircase leading to a second-floor landing measuring 11' 6" x 9' 8" an ideal space perfect for a workstation and equipped with two velux double glazed windows with blackout blinds with a rear garden aspect,



further storage space is provided from two areas of eaves to both the front and rear of the roof space.

Bedroom Five 20' 10" x 17' 7" maximum (6.35m x 5.36m maximum) This impressive loft conversion has been completed with building regulation approval and is equipped with four velux double glazed windows each with blackout blinds one being a dropped velux to the front, there is also additional eaves roof space storage space, the whole room has been carpeted and one wall is finished in rustic brick. Heating is provided by a vertical radiator.

Outside Front Entrance Drive A special feature is the substantial stencilled concrete private off street vehicular entrance drive providing parking for four vehicles leading to a stone gravel finished additional driveway with parking another two cars. The front driveway has mainly taken up the front garden however to the front there is a raised border of laurel trees and shrubs and plants and to both sides there are low brick-built boundary walls.

Bike store which is approached via an electronically fob operated roller door. Outside electric charger point.

Rear Garden A very impressive and well-proportioned outdoor space landscaped and private comprising of a large main lawn beyond a full width paved sun terrace incorporating a large under cover pergola and space for a hot tub. The rear gardens afford maximum privacy by secure boundaries and garden trees and provide a perfect size garden area for a growing family.







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.

