

1 Shepley Court

Heol Isaf, Radyr | Cardiff | CF15 8DX

Detached House | Asking Price Of £1,195,000



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PROPERTY DESCRIPTION

**** EXCEPTIONAL DETACHED FAMILY HOME IN VILLAGE LOCATION ** WITH SEPARATE ANNEX ** SPACIOUS PLOT **** A unique opportunity to acquire this immaculate detached family home with central staircase and galleried landing set in a cul-de-sac position in sought after Radyr Village. This individually designed house with separate two bedroom annex/flat is set in large landscaped gardens, overlooked by the master bedroom balcony. The accommodation briefly comprises; grand hallway, lounge with vaulted ceiling, dining room, sitting room, study, conservatory, kitchen/breakfast family room, utility room, cloakroom and gymnasium. Five large bedrooms, master with dressing room and en-suite bathroom. Further two en-suites plus a family bathroom. The gardens reach to the front, side and rear of the house with decorative patio areas and a wide range of mature shrubs and trees. Double garage. Driveway. Separate annex comprising two bedrooms, both with en-suite, lounge/kitchen/diner, utility/WC.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx).** 6,233 sq.ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, tennis club and other recreational facilities, Italian restaurant, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

LOBBY

Entered via double glazed front door with matching side windows into lobby. Glazed double doors leading to a grand hallway. Luxury vinyl tile flooring. Spotlights.

ENTRANCE HALLWAY

A spacious entrance hallway with feature central staircase leading to the first floor galleried landing. Full height uPVC double glazed windows overlooking the front terrace. Door to kitchen and double doors to lounge. Luxury vinyl tile flooring. Two radiators.

LOUNGE

29' 11" x 13' 1" (9.14m x 4.01m) Feature vaulted ceiling with spotlights. Two uPVC double glazed windows to side plus uPVC double glazed window

to main rear garden. Feature fireplace. TV point, telephone point. Radiator. Doors to conservatory.

CONSERVATORY

15' 10" x 14' 6" (4.85m x 4.42m) uPVC double glazed windows to all sides with French doors to rear garden. Radiator. Luxury vinyl tile flooring.

INNER HALLWAY

Luxury vinyl tile flooring. Doors to lounge, study, kitchen/family room and cloakroom/WC. Spotlights. Radiator.

STUDY

10' 0" x 7' 10" (3.05m x 2.39m) uPVC double glazed window to side overlooking garden. Telephone point. Radiator. Luxury vinyl tile flooring.

SITTING/DINING ROOM

32' 6" x 11' 6" (9.92m x 3.52m) Two uPVC double glazed windows to rear and French doors to side leading to garden. TV and telephone points. Two radiators. Luxury vinyl tile flooring.

CLOAKROOM/WC

Low level WC and vanity enclosed wash hand basin. Spotlights. Radiator. Luxury vinyl tile flooring.

KITCHEN/BREAKFAST/FAMILY ROOM

27' 5" x 24' 0" (8.38m x 7.32m) A modern style kitchen fitted with a range of base and eye level units, granite work surfaces and sink with mixer tap and inset granite drainer. Stainless steel chimney extractor hood. Space for range cooker and space for an American style fridge/freezer. Integral dishwasher. Island breakfast bar with storage below and granite table top. Luxury vinyl tiled flooring. uPVC double glazed window to rear and French doors to. Doors to utility room, storage cupboard and separate annex.

UTILITY ROOM

8' 7" x 6' 1" (2.62m x 1.88m) Plumbed for automatic washing machine, space for a dryer. uPVC double glazed door to rear patio. Radiator. Ceramic tiled flooring.

SEPARATE ANNEX

TWO BEDROOM APARTMENT

Situated on the ground floor (previously an indoor swimming pool) to include lounge/kitchen/diner, two double bedrooms with en-suite and utility room/WC. Independent access from the front of property. The property is on the same title as the house.

FIRST FLOOR

LANDING

A stunning galleried landing with doors to five spacious bedrooms and family bathroom. Two uPVC double glazed windows to front.

BEDROOM ONE

19' 10" x 19' 5" (6.05m x 5.94m) A large master suite with fantastic views of the garden. Two uPVC double glazed windows to rear plus uPVC double glazed French doors leading to balcony. Door to dressing room. Spotlights. Two radiators.

BALCONY

Superb views over the gardens. Wooden balustrade. Artificial grass.

DRESSING ROOM

15' 10" x 6' 7" (4.83m x 2.01m) Fitted wardrobes with shelving and hanging space. Spotlights. Door to en-suite.

EN-SUITE

A modern suite comprising double walk-in shower enclosure, roll-top bath with shower attachment, vanity enclosed wash hand basin and low level WC. Part tiled walls. uPVC double glazed window with obscure glass to rear. Spotlights. Radiator. Luxury vinyl tile flooring.

BEDROOM TWO

24' 2" x 15' 10" (7.37m x 4.83m) uPVC double glazed window to side plus uPVC double glazed doors to 'Juliet' balcony. Fitted wardrobes with shelving and hanging space. TV point. Radiator. Door to en-suite.

EN-SUITE TWO

Fitted double walk-in shower cubicle, pedestal wash hand basin and low level WC. uPVC double glazed window. Spotlights. Radiator.

BEDROOM THREE

17' 5" x 13' 10" (5.31m x 4.22m) uPVC double glazed window to side. Fitted wardrobes with shelving and hanging space. TV point. Radiator. Door to en-suite.

EN-SUITE THREE

Fitted shower cubicle and pedestal wash hand basin. Radiator. Velux style roof light.

BEDROOM FOUR

16' 0" x 13' 10" (4.88m x 4.22m) uPVC double glazed windows to side and rear. Fitted wardrobes with shelving and hanging space. Spotlights. Radiator.

BEDROOM FIVE

13' 8" x 12' 11" (4.19m x 3.96m) Fitted wardrobes with shelving and hanging space. Spotlights. Radiator.

FAMILY BATHROOM

15' 10" x 6' 5" (4.83m x 1.96m) Double walk-in shower enclosure, roll-top bath with shower attachment, vanity enclosed wash hand basin and low level WC. uPVC double glazed window with obscure glass to rear. Radiator. Luxury vinyl tiled flooring and partially tiled walls.

GYM/GAMES ROOM

26' 0" x 14' 0" (7.95m x 4.28m) A versatile space currently used as a gym. Entered via uPVC double glazed door. Two uPVC double glazed windows to rear. Two electric heaters. Spotlights.

OUTSIDE GARDENS

Beautiful landscaped gardens to side and rear mainly laid to lawn enclosed with tall mature trees, hedges and colourful shrubs. Feature steps up to an elevated sitting area with lighting. Decked seating area with pergola. Gated side access. Door to gym/games room.

DOUBLE GARAGE





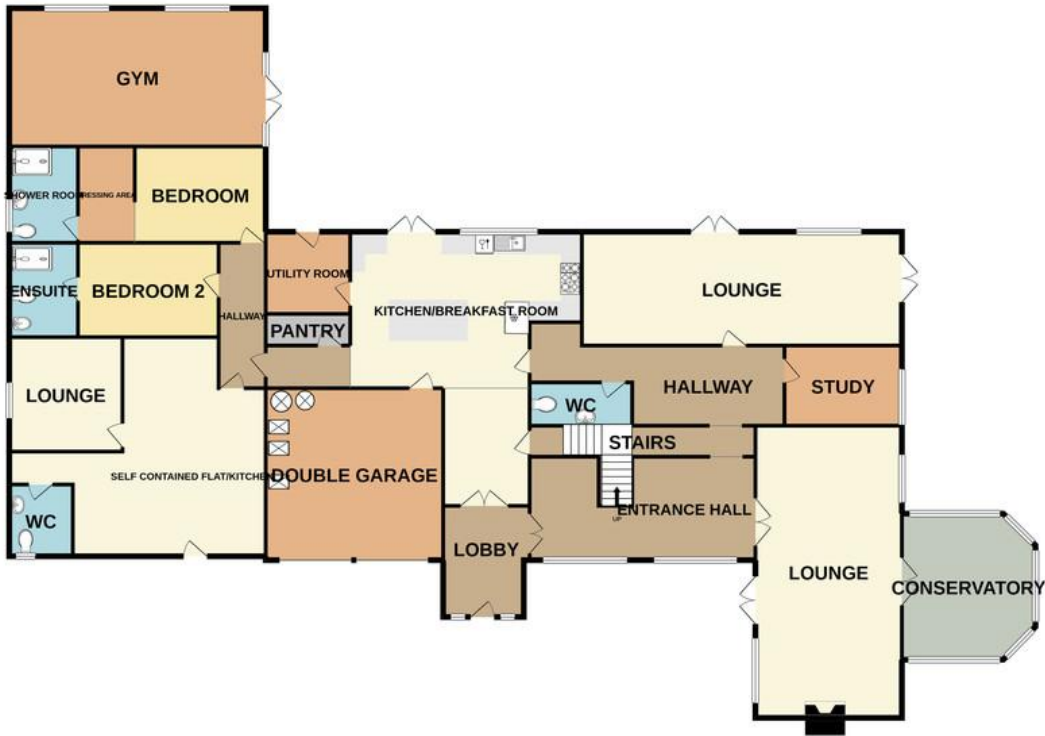
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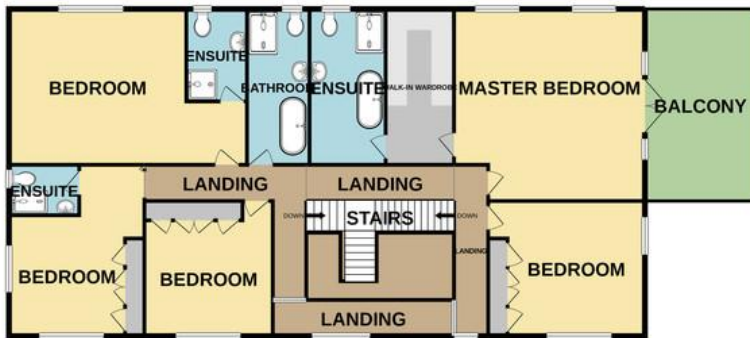


FLOORPLANS

GROUND FLOOR
4079 sq.ft. (378.9 sq.m.) approx.



1ST FLOOR
2148 sq.ft. (199.6 sq.m.) approx.



TOTAL FLOOR AREA : 6227 sq.ft. (578.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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