

45 Heol Isaf

Radyr | Cardiff | CF15 8AH

Semi-Detached House | Offers In Region Of £575,000



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PROPERTY DESCRIPTION

**** FOUR BEDROOM PERIOD PROPERTY IN RADYR VILLAGE ** WITH PARKING **** A remarkable four bedroom semi-detached period property located within close proximity to Radyr village. Built approximately 1913 this beautifully presented property comprises a grand entrance hallway, lounge, open plan sitting/dining room, kitchen/breakfast/family room, utility room and shower room/wc. To the first floor there are three double bedrooms and the family bathroom. On the second floor there is one further double bedroom and a bathroom. Front driveway with parking. Landscaped rear garden with workshop. Gas central heating. EPC: E

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (Approx.)** 1,902 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in this ever popular Cardiff suburb. Radyr is well served by local amenities including shops, golf course, tennis club and other recreational facilities. There are two primary schools and the property is within the catchment area for Radyr Comprehensive School. There are regular bus and train services into the centre of Cardiff and also easy access to the A470 and M4 motorway.

ENTRANCE

Attractive landscaped frontage with parking for two cars. Cotswold stone steps and patio leading to the front veranda style porch. Side access. Water tap.

ENTRANCE HALL

22' 3" x 6' 6" (6.78m x 1.98m)
Impressive entrance hallway with original stained glass window to front plus original sash window to side. Original decorative tiled flooring. Coving and picture rail. Radiator. Door to reception one and two. Original newel post turning staircase to first floor. Understairs cupboard.

LOUNGE

16' 2" x 12' 1" (4.937m x 3.705m)
Feature bay window to front aspect. Feature cast iron fireplace with coal effect gas fire, tiled hearth and wooden mantle. Radiator. Telephone point. Stripped wooden flooring. Original decorative coved ceiling and picture rail. Wall lights.

SITTING ROOM

21' 7" x 13' 8" (6.581m x 4.178m)
Double glazed sash window to side. Feature reclaimed open fireplace with mirror plus a gas stove with stone hearth. Stripped wooden flooring. Decorative archway, coved ceiling and picture rail. Two Radiators. Glassdoor with matching windows above and to the side.

KITCHEN/DINING/FAMILY ROOM

21' 7" x 13' 8" (6.581m x 4.178m) An impressive Searle and Taylor bespoke kitchen with a wide range of base and eye level units including dual purpose central island, complementary Belfast sink with antique mixer taps and drainer. Granite work surface. Fitted Range Master 110 with extractor fan above, fitted dish washer and fitted dresser with wine rack, fridge and freezer.

Vaulted ceiling with large Velux window providing extra light into the dining/family area. Decorative Victorian door with matching side panels plus two sash windows overlooking the rear garden. Two radiators. Slate tiled flooring. Spotlights to ceiling. Door into;

UTILITY ROOM

Plumbed for washing machine. Storage cupboard. Door into Shower Room/WC. Radiator and slate tiled flooring.

SHOWER ROOM/WC

Fitted shower cubicle. Wall mounted wash hand basin and wc. Window to side. Part tiled walls. Slate tiled flooring and radiator.

FIRST FLOOR

LANDING

Feature decorative glass panels into bathroom. Doors leading to three double bedrooms plus family bathroom. Newel post and stairs to second floor.

MASTER BEDROOM

12' 11" x 12' 6" (3.961m x 3.826m)

Double glazed window to front aspect. Feature decorative architrave and picture rail. Stripped wooden flooring. Radiator.

BEDROOM TWO

13' 9" x 10' 10" (4.214m x 3.303m)

Double glazed window overlooking rear garden. Feature decorative architrave and picture rail. Stripped flooring. Radiator.

BEDROOM THREE

10' 7" x 9' 6" (3.231m x 2.920m)

Double glazed window overlooking rear garden. Feature decorative architrave and picture rail. Stripped wooden flooring. Radiator.

FAMILY BATHROOM

9' 11" x 7' 1" (3.032m x 2.174m) Sash window with wooden shutters.

Bespoke fitted bathroom with a Victorian theme. Fitted cupboards and shelving housing central heating boiler. Archway into corner shower cubicle which is fully tiled. Large pedestal wash hand basin and wc with chain. Free standing cast iron bath tub with metal claw feet and central taps with shower attachment. Radiator with heritage

towel rail. Decorative ceramic tiled flooring. Spotlights and extractor fan.

SECOND FLOOR**LANDING**

Feature vaulted ceiling with exposed beam. Loft storage. Stripped wooden flooring. Door to a further two bedrooms.

BEDROOM FOUR

12' 11" x 10' 1" (3.956m x 3.085m)

Double glazed window to rear with deep sill and storage cupboards. Feature original open cast iron fireplace. Radiator. Loft access.

BATHROOM

13' 1" x 8' 2" (3.994m x 2.491m)

Newly installed bathroom suite featuring a freestanding panelled bath and walk in double shower with rain water shower head and glass screen. Vanity enclosed wash hand basin and low level wc. Part tiled walls and wood flooring. Radiator with double glazed window to side aspect.

OUTSIDE**REAR GARDEN**

Landscaped rear garden with Cotswold stone patio, dwarf walling and two steps leading up to a winding path with lawn and patio either side. There is a further sun patio surrounded by mature shrub and tree borders and planters. To the rear of the garden you will find a workshop with windows to the front and veranda. Power and light provided.



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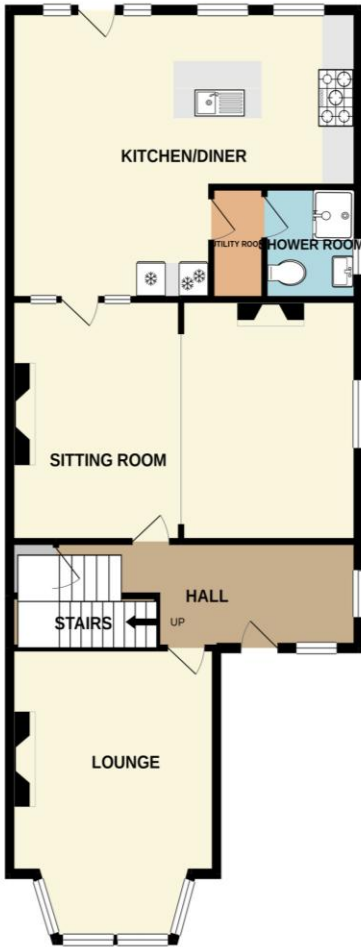
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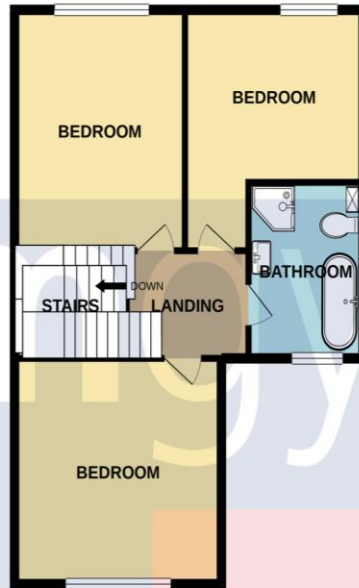


FLOORPLANS

GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.

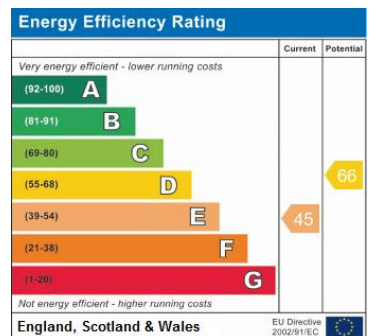


2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 1902 sq.ft. (176.7 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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