

10 Garth Isaf,

Radyr, Cardiff, CF15 8GQ



Estate Agents and
Chartered Surveyors

Guide Price

£700,000



Detached Property



Property Description

**** BEAUTIFULLY PRESENTED FIVE DOUBLE BED DETACHED HOME ** DETACHED DOUBLE GARAGE ****

An exceptionally well presented five double bedroom detached family home being the prestigious 'Highgate 5' Redrow built family home, located in a desirable location being a short distance from local amenities. Entrance hall, cloakroom, lounge with feature media wall with fireplace and fitted storage cupboards, large family sitting and dining room to the rear open plan with the modern fitted kitchen with integrated appliances, utility room and cloakroom. To the first floor there are three double bedrooms, principal bedroom one with dressing room & spacious ensuite shower room, separate family bathroom with shower. To the second floor there are two further double bedrooms and a family shower room. Gas central heating, double glazing, paved patio and lawned rear garden. Keyblock driveway leading to the double garage. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,059 sq ft (including garage)

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE HALLWAY

Approached via a composite front door with double glazed obscure glass window to open part, window to side of front door, staircase to first floor, LVT flooring, understairs storage recess and radiator.

LOUNGE

16' 6" x 11' 10" (5.03m x 3.63m)
An excellent sized principal reception with window to front, shutters to front, feature media wall with inset fireplace, central tv recess, storage and shelving to either side, radiator.

FAMILY/SITTING/DINING ROOM

21' 11" x 15' 1" (6.70m x 4.60m)
An excellent sized open plan family room offering family relaxation and dining area being open plan to the kitchen. With double sliding doors leading to the rear patio, additional window to rear, LVT flooring, opening to dining room, door to utility room, understairs storage cupboard, recessed spotlights and radiator.

KITCHEN

12' 5" x 10' 2" (3.81m x 3.11m)
Well appointed along three sides in light panelled fronts beneath granite worktop surfaces, inset two bowl stainless steel sink with worktop side drainer, inset six ring AEG gas hob with curved glass cooker hood above, two AEG fitted ovens, two integrated fridge freezers, integrated AEG dishwasher, matching range of eye level wall cupboards, LVT flooring, recessed spotlights, wall tiling to splashback areas, window to front, radiator and open plan with family room.

UTILITY ROOM

7' 1" x 6' 8" (2.17m x 2.05m)
With units to one side and worktop to one with inset stainless steel sink, plumbing for washing machine, space for tumble dryer, LVT flooring, door to rear garden, concealed logic gas central heating boiler and radiator. Door to cloakroom.

CLOAKROOM

White suite comprising low level W.C, wash hand basin, obscure glass window to side, LVT flooring, wall tiling to splash back areas, recessed spotlights and radiator.

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FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase with spindle banister leading to the central landing area, airing cupboard housing the hot water cylinder, window to front, radiator and additional staircase to second floor.

BEDROOM ONE

13' 3" x 12' 2" (4.06m x 3.71m)

A good sized principal double bedroom overlooking the entrance approach, radiator and opening to the dressing room.

DRESSING ROOM

12' 1" x 7' 11" (3.70m x 2.43m)

Of open plan with principal bedroom, comprising three double fitted Hammonds wardrobes with sliding mirrored doors, radiator and door to ensuite.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level W.C, twin wash hand basins, large shower cubicle with overhead chrome shower, obscure glass window to rear, wall tiling to splash back areas, tiled floor, extractor fan and chrome heated towel rail.

BEDROOM TWO

11' 9" x 10' 2" (3.59m x 3.10m)

Aspect to rear, a second double bedroom, radiator.

BEDROOM THREE

11' 2" x 10' 2" (3.41m x 3.10m)

Overlooking the entrance approach, a third double bedroom, radiator.

FAMILY BATHROOM

7' 11" x 6' 2" (2.43m x 1.88m)

Quality white suite comprising low level W.C, wash hand basin, panelled bath with chrome shower above, wall tiling to splashback areas, tiled floors, obscure glass window to rear, extractor fan, recessed spotlights, electric shaver point and chrome heated towel rail.

SECOND FLOOR

LANDING

Approached via an easy rising single flight staircase with spindle banister leading to the second floor landing, velux window to rear pitch and radiator. Access to eaves storage.

BEDROOM FOUR

14' 2" x 12' 1" (4.34m x 3.70m)

With two velux windows to rear pitch, a fourth double bedroom, radiator and access to large walk in storage cupboard with lighting.

BEDROOM FIVE

13' 8" x 9' 3" (4.18m x 2.83m)

Aspect to front, a fifth double bedroom, radiator.

SHOWER ROOM

White suite comprising low level W.C, wash hand basin with, shower cubicle with chrome shower above, tiled flooring, wall tiling to splash back areas, extractor fan, electric shaver point and chrome heated towel rail.

OUTSIDE

REAR GARDEN

A beautifully presented rear garden comprising paved patio leading onto an area of lawn, outside lighting, outside tap enclosed by brick wall, timber gate to side drive.

FRONT GARDEN

Area of lawn with inset shrubs, pathway to front door, wide and long keyblock driveway leading to the double garage.

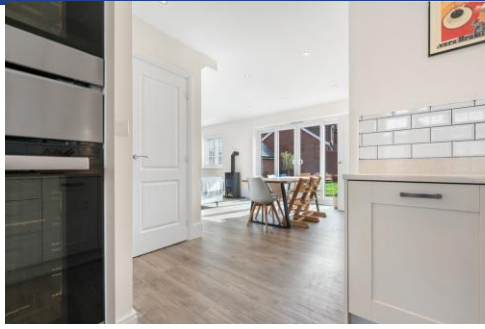
DOUBLE GARAGE

Detached double garage with up and over access door, power and lighting.

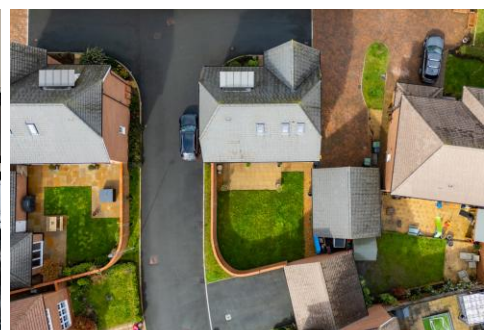
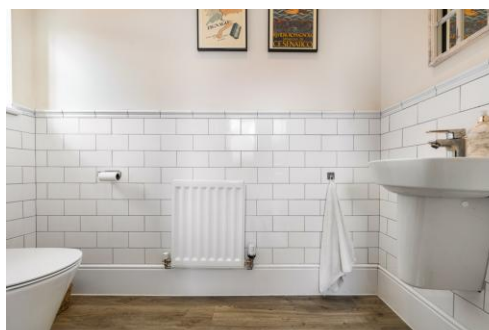
VIEWERS MATERIAL INFORMATION

Site management fee of approx £240 per annum - not payable yet as the site is still being developed.

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GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



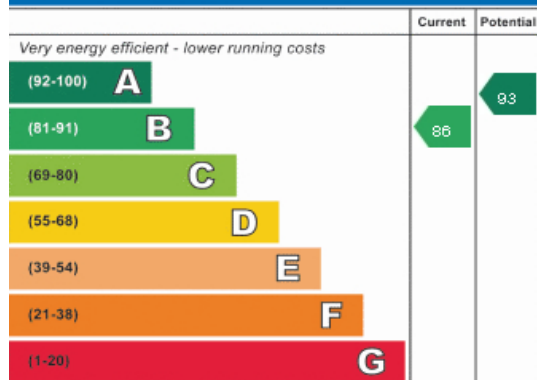
2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 2059 sq.ft. (191.2 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



Radyr 029 2084 2124

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