

7 Hazel Tree Close, Radyr, Cardiff, CF15 8RS



Estate Agents and
Chartered Surveyors

Asking Price Of

£415,000



Detached House

4

1

2

2

Property Description

**** FOUR BEDROOM DETACHED FAMILY HOME ****
SOUGHT AFTER LOCATION ** A well proportioned and positioned four bedroom detached family home in the choice location of Radyr, being close to local amenities, transport links and well regarded schools. Entrance, hallway, cloakroom, lounge, dining room and kitchen/breakfast room. To the first floor are four good sized bedrooms and a modern family bathroom. Gas central heating. Lawned south westerly facing rear garden. Driveway leading to single garage. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 1322 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Amenities include a parade of shops, restaurant, doctors and dentist surgery, library, golf and tennis clubs, two primary schools and a comprehensive school, church and train station.

ENTRANCE

Entered via driveway and pathway to front door. Laid to lawn with shrub borders. Gated access to rear garden.

HALLWAY

14' 9" x 7' 1" (4.51m x 2.18m)
Entered via uPVC double glazed front door with matching side window into hallway. Doors to lounge, kitchen/breakfast room and WC. Stairs to first floor with storage space under. Radiator.

LOUNGE

14' 4" x 11' 10" (4.39m x 3.63m)
uPVC double glazed window to front. Gas fire with brick surround. Radiator. Opening to dining room.

DINING ROOM

11' 10" x 8' 9" (3.63m x 2.69m)
uPVC double glazed window to rear with pleasant outlook over the garden. Radiator. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16' 0" x 8' 3" (4.88m x 2.54m)
The kitchen is fitted with a wide range of base and eye level units incorporating one and half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric Neff double oven and electric hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Tiled splash backs. Laminate wood flooring. Radiator. uPVC double glazed window to rear and external door to front leading to garden and single garage.

CLOAKROOM

7' 7" x 3' 5" (2.32m x 1.05m)
Low level WC and floating wash hand basin. uPVC double glazed obscure window to side. Laminate wood flooring. Radiator.

FIRST FLOOR

LANDING

Doors to four bedrooms and bathroom. Loft access. Airing cupboard housing gas central heating boiler.

BEDROOM ONE

16' 3" x 10' 8" (4.97m x 3.26m)
Fitted storage cupboard. uPVC double glazed window to front. Radiator.

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BEDROOM TWO

12' 6" x 11' 10" (3.83m x 3.63m)

Fitted wardrobe. uPVC double glazed window to rear with views. Radiator.

BEDROOM THREE

11' 7" x 7' 5" (3.54m x 2.27m)

Fitted wardrobe. uPVC double glazed window to rear with views. Radiator.

BEDROOM FOUR

8' 7" x 8' 5" (2.63m x 2.57m)

uPVC double glazed window to front. Fitted storage cupboard. Radiator. Exposed floorboards.

BATHROOM

6' 10" x 5' 4" (2.10m x 1.65m)

A modern suite to include low level WC, floating wash hand basin and panelled bath with mixer shower over. Tiled splash backs and flooring. Ladder radiator. uPVC double glazed obscure window to side. Spotlights.

OUTSIDE

REAR GARDEN

A beautiful, South Westerly facing rear garden mainly laid to lawn with paved patio and shrub borders. Boundary fence and gate to Pantawel Lane. Outside tap.

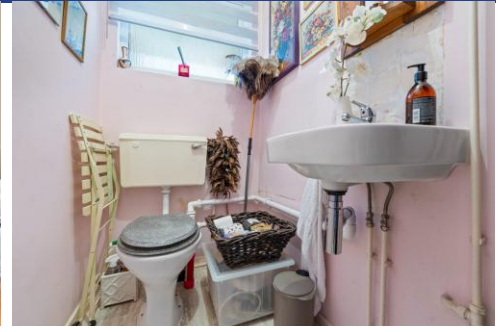
GARAGE

A single garage with up and over door. Light and power. Pedestrian door to rear.

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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.

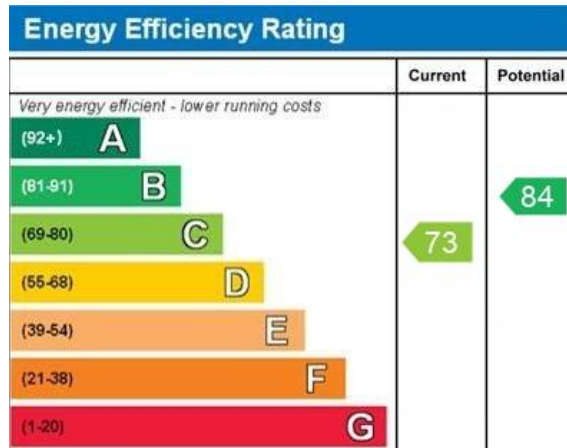


1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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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