

39 Llantarnam Drive,
Radyr, Cardiff, CF15 8GA



Estate Agents and
Chartered Surveyors

Asking Price Of

£799,950



Detached House



Property Description

**** EXECUTIVE FIVE BEDROOM DETACHED **
DETACHED DOUBLE GARAGE ** LARGE DRIVEWAY**

****** An executive 'Redrow Homes' built detached family home located in the sought after area of Radyr, being a short distance from local amenities and within the Radyr comprehensive school catchment area. Spacious entrance hallway, cloakroom, large lounge with feature fireplace, dining room, kitchen and breakfast room opening to the family snug relaxation area, utility room. To the first floor there are five bedrooms, walk in wardrobe and ensuite to bedroom one, ensuite shower room to bedroom two and a separate modern family bath & shower room. Gas central heating, double glazing. Attractive rear garden comprising lawn and patio, delightful front garden, large key block driveway leading to the detached double garage. EPC Rating: C

Tenure Freehold

Council Tax Band I

Floor Area Approx 1931 sq.ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated on the much sought after Parc Radyr development in the semi rural village of Radyr. Local amenities include a parade of shops, a restaurant, golf and tennis clubs, doctors, opticians and a dentist surgery. There is a train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

ENTRANCE HALLWAY

Spacious hallway, staircase to first floor. Laminate flooring and radiator.

CLOAKROOM

White suite comprising low level W.C, wash hand basin, tiled flooring, tiled splashback to sink and chrome heated towel rail.

LOUNGE

19' 7" x 14' 3" (5.97m x 4.36m)

Approached via double opening doors leading to the spacious lounge, delightful bath stone fireplace with living flame coal effect fire, two radiators and french doors to the rear garden.

DINING ROOM

13' 7" x 9' 10" (4.15m x 3.00m)

Overlooking the rear garden, ample space for large

family dining table, radiator, laminate flooring and door to kitchen.

KITCHEN AND BREAKFAST ROOM

21' 9" x 11' 3" (6.64m x 3.44m)

Well appointed along three sides in woodgrain effect panel fronts beneath round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset four ring Smeg gas hob with Smeg cooker hood above, integrated Neff oven, integrated 'Bosch' dishwasher with matching front, matching range of eye level wall cupboards, windows to rear and side, wall tiling to splash back areas, breakfast bar worktop area, ample space for a large family breakfast table, quality marble tiled flooring, radiator, door to utility room and opening to family snug. Space for fridge/freezer.

FAMILY SNUG

10' 11" x 9' 10" (3.34m x 3.02m)

Overlooking the front, a continuation of the kitchen breakfast room offering family relaxation area, radiator. Wood flooring.

UTILITY ROOM

9' 11" x 5' 1" (3.03m x 1.55m)

Appointed along one side in units and worktop, inset stainless steel sink, plumbing for washing machine and space for tumble dryer, tiled flooring,

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door to side and radiator.

FIRST FLOOR

LANDING

Approached via a single flight staircase leading to the spacious central landing area, access to part boarded roof space via retractable ladder, radiator and airing cupboard housing the hot water cylinder.

BEDROOM ONE

15' 10" x 12' 4" (4.85m x 3.77m)

An excellent sized principal bedroom suite with aspect to front, radiator, doors to walk in wardrobe and ensuite.

WALK IN WARDROBE

7' 2" x 7' 2" (2.19m x 2.20m)

With hanging rails and shelving to two sides.

ENSUITE BATH AND SHOWER ROOM

8' 4" x 7' 1" (2.56m x 2.18m)

Modern and spacious ensuite comprising double width shower, wide vanity wash hand basin with storage below, low level W.C, wall tiling to splash back areas, window to rear, extractor fan, electric shaver point and chrome heated towel rail.

BEDROOM TWO

13' 9" x 11' 3" (4.21m x 3.43m)

An excellent sized second double bedroom, two sets of built in double wardrobes, radiator and door to ensuite 2.

ENSUITE SHOWER ROOM 2

White suite comprising low level W.C, wash hand basin with storage below, shower cubicle, window to side, electric shaver point, extractor fan and chrome heated towel rail.

BEDROOM THREE

12' 4" x 8' 3" (3.77m x 2.54m)

Overlooking the rear garden, a third double bedroom, fitted wardrobes and radiator.

BEDROOM FOUR

10' 0" x 8' 1" (3.07m x 2.47m)

Aspect to rear, a good sized fourth bedroom, radiator.

BEDROOM FIVE/STUDY

10' 0" x 7' 1" (max)(3.07m x 2.16m)

Aspect to rear, radiator.

FAMILY BATH AND SHOWER ROOM

8' 2" x 8' 2" (2.50m x 2.50m)

A sizeable family bathroom with white suite comprising low level wc, bidet, wash hand basin, panelled bath with shower mixer tap, large corner shower cubicle with chrome shower, obscure glass window to side, wall tiling to splash back areas, extractor fan, electric shaver point and chrome heated towel rail.

OUTSIDE

REAR GARDEN

Attractive rear garden enjoying a south westerly aspect. Large paved patio leading onto an area of lawn, borders of hedgerow and fencing. Outside lighting, pathway to side and outside tap.

FRONT GARDEN

Large key block driveway providing ample parking for numerous cars, area of lawn with inset plants and shrubs, gate leading to garden

DOUBLE GARAGE

With electric up and over access door, power and lighting.

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GROUND FLOOR
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 1931 sq.ft. (179.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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