

16 St. John Avenue,
Radyr, Cardiff, CF15 8GS



Estate Agents and
Chartered Surveyors

Asking Price Of

£514,995



Detached House



Property Description

**** FOUR BEDROOM BELLWAY HOME ****
KITCHEN/DINER ** GARAGE ** The 'Walton' is a newly built 4 bedroom detached Bellway home boasting an open-plan kitchen and dining area, living room, utility area, WC, principal bedroom with en-suite, and a family bathroom. Well proportioned rear garden - laid to lawn and patio. Single garage. Front on to green open space and park. EPC: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 1354 sq.ft.

**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

Fronting on to the park, entered via block paved driveway to front. Path to front door, private driveway to side leading to single garage. Lawned garden with shrub borders.

HALLWAY

14' 3"(max) x 9' 10" (4.36m x 3.01m)
Entered via composite front door with matching side window, into hallway. Doors to lounge, kitchen/dining room, WC and cloakroom. Stairs to first floor. Radiator.

LOUNGE

19' 10" x 10' 10" (6.06m x 3.32m)
uPVC double glazed window to front with stunning views. French patio doors to rear garden. Two radiators.

KITCHEN/DINING ROOM

18' 10" (max)x 13' 11"(max) (5.76m x 4.26m)
An L-shaped kitchen/dining room fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven, gas hob with extractor hood over. Integrated fridge/freezer, and dishwasher. Two radiators. Spotlights. uPVC double glazed window and French patio doors to rear. Opening to utility room.

UTILITY ROOM

6' 4" x 5' 7" (1.95m x 1.71m)
Fitted base units incorporating stainless steel sink and drainer, with complementary work surfaces. Cupboard housing gas central heating boiler. Fitted storage cupboard. Extractor fan. uPVC double glazed window to front with views, double glazed composite door to side.

CLOAKROOM

8' 10" x 4' 0" (2.71m x 1.22m)
Modern low level WC and pedestal wash hand basin. Tiled splash backs. uPVC double glazed window to front. Radiator.

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FIRST FLOOR

LANDING

Half galleried landing with doors to four bedrooms and bathroom. Radiator. Loft access.

BEDROOM ONE

14' 4" (max) x 12' 5" (4.39m x 3.81m)

uPVC double glazed window to front with views. Radiator. Airing cupboard housing hot water cylinder. Door to en-suite.

ENSUITE

12' 3" x 4' 7" (3.74m x 1.41m)

The suite includes low level WC, pedestal wash hand basin and shower cubicle. Tiled splash backs. Spotlight. Extractor fan. Ladder radiator. uPVC double glazed window to front.

BEDROOM TWO

11' 5" x 10' 3" (3.49m x 3.13m)

uPVC double glazed window to rear. Radiator.

BEDROOM THREE

11' 11" x 9' 4" (3.65m x 2.87m)

uPVC double glazed window to front. Radiator.

BEDROOM FOUR

11' 0" x 7' 0" (3.37m x 2.14m)

uPVC double glazed window to rear. Radiator.

BATHROOM

7' 1" x 7' 0" (2.18m x 2.15m)

The bathroom includes low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. Spotlights. Extractor fan. uPVC double glazed window to rear. Ladder radiator.

OUTSIDE

REAR GARDEN

A spacious rear garden mainly laid to lawn with paved patio and slate chip borders. Boundary fence. Cold water tap.

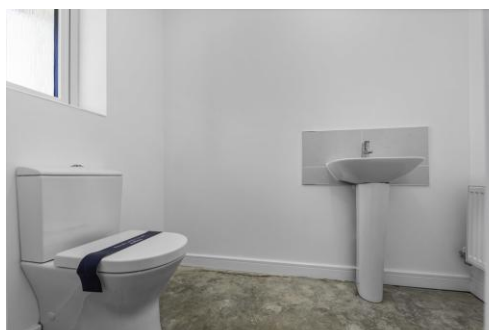
SINGLE GARAGE

Up and over garage door. Light and power.

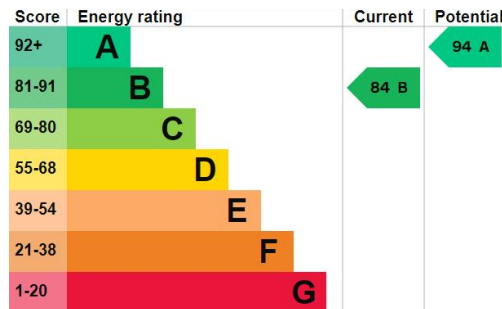
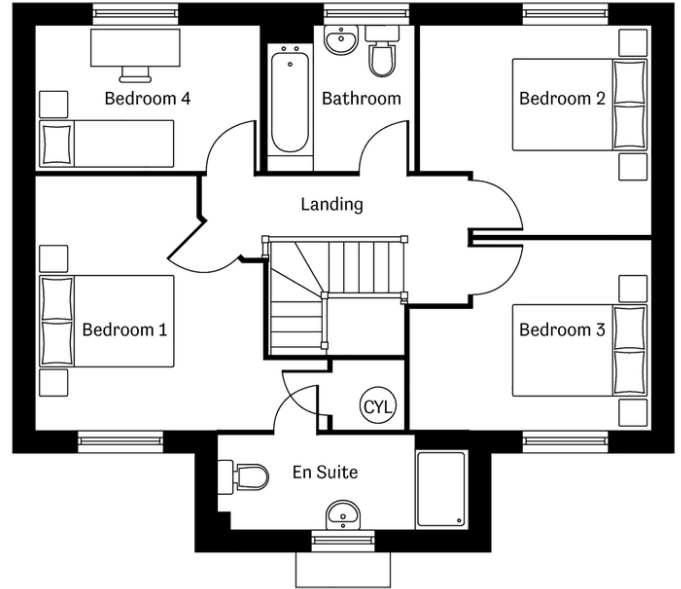
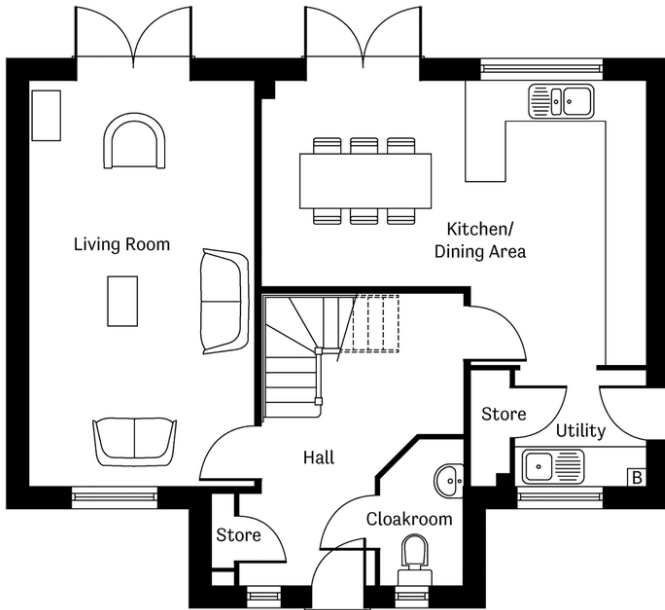
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