

# 20 Hazel Tree Close, Radyr, Cardiff, CF15 8RS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£525,000**



Detached House



# Property Description

**\*\* EXTENDED DETACHED FAMILY HOME \*\***  
**IMMACULATELY PRESENTED \*\* FOUR BEDROOMS WITH EN-SUITE \*\*** An immaculate, modern detached house situated in the popular suburb of Radyr close to local amenities at Radyr village together with well regarded schools and public transport facilities. The property has undergone complete modernisation to include solid oak wooden flooring downstairs, oak doors throughout. The accommodation briefly comprises; entrance hallway, lounge, modern open-plan kitchen/diner, family room, utility room and WC. Upstairs are four bedrooms including principle bedroom with en-suite plus the family bathroom. Delightful landscaped gardens to front and rear with converted single garage (utility/store room). Driveway. EPC rating: C

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,570 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 PORCH

Entered via double glazed door with double glazed obscure window to front. Solid oak wooden flooring. Inset spotlights to ceiling. Double doors into;

## ENTRANCE HALL

Stairs with polished chrome spindles and oak handrail to first floor with open understair storage area. Continuation of solid oak wooden flooring, feature LED lighting to skirting boards and stairway. Inset spotlights and coving to ceiling. Central heating radiator.

## CLOAKROOM

Modern suite in white comprising wash hand basin and low level wc. Sensor lighting. Solid oak wooden flooring and coving to ceiling.

## LOUNGE

15' 10" x 12' 11" (4.83m x 3.96m)

Double glazed window to front elevation with fitted electric blind. Feature fireplace with fitted gas fire with inset pebbles, marble surround and hearth with lighting under hearth. 'Futronix' lighting panel to control lighting mood to the inset ceiling spotlights and various wall lighting around the room. Coving to ceiling and central heating radiator.

## KITCHEN/BREAKFAST ROOM

28' 2" x 8' 5" (8.588m x 2.579m)

Double glazed window to rear elevation overlooking patio area and garden. Range of fitted white high gloss units and drawers with complimenting Granite work surfaces and splashbacks. Built in appliances to include Hotpoint microwave, oven, grill, induction hob, extractor fan and integrated dish washer. Built in drinks fridge and sink with stainless steel mixer tap and waste disposal unit. Breakfast Bar with Granite work surface and formal dining area. Solid oak wooden flooring, an abundance of power points, under unit lighting and bulk head lighting plus feature LED lights to plinths. Space for American fridge freezer, double panelled central heating radiator and control panel for inset spotlights to ceiling.

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## UTILITY ROOM

Space for washing machine and tumble dryer. Light and power.

## FAMILY ROOM

13' 0" x 15' 0" (3.979m x 4.583m)  
Double glazed windows to two sides overlooking lawn plus French doors out to covered patio area. Continuation of solid oak flooring, inset spotlights to ceiling, lighting control panel. Two double panelled central heating radiators and power points.

## FIRST FLOOR

Landing area with access hatch to loft space. Built in storage cupboard. Power point. Wooden doors to bedrooms.

## MASTER BEDROOM

10' 6" x 14' 3" (3.22m x 4.35m)  
Double glazed window to front elevation. Built in wardrobes to one wall plus built in storage cupboard. Inset spotlights and coving to ceiling. Central heating radiator. Power points. Door into;

## EN-SUITE

Fully tiled shower cubicle with electric shower, circular wash hand basin and low level WC. Solid oak wooden flooring, wall mounted heated towel rail.

## BEDROOM TWO

12' 7" x 11' 11" (3.85m x 3.65m)  
Double glazed window to rear. Built in double wardrobes with oak doors, central heating radiator and power points. Inset spotlights and coving to ceiling.

## BEDROOM THREE

11' 7" x 7' 4" (3.55m x 2.25m)  
Double glazed window to rear elevation. Built in double wardrobes with oak doors. Central heating radiator and power points. Coving to ceiling.

## BEDROOM FOUR

8' 6" x 8' 8" (2.60m x 2.66m)  
Double glazed window to front. Built in cupboard. Central heating radiator and power points. Inset spotlights and coving to ceiling.

## BATHROOM

Obscure double glazed window to rear.

## OUTSIDE

### FRONT

Large block paved driveway to the front of the property with a decorative circular patio and polished black pebble area. Side access.

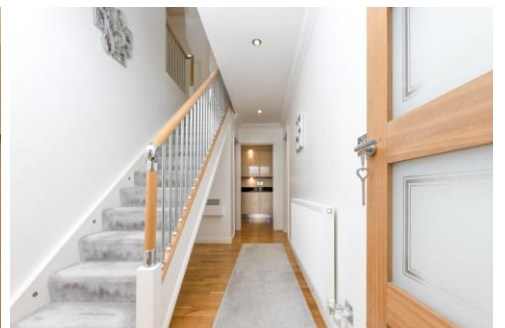
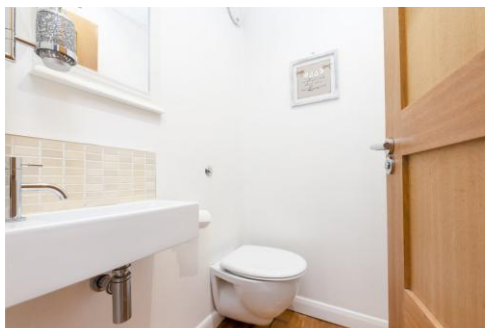
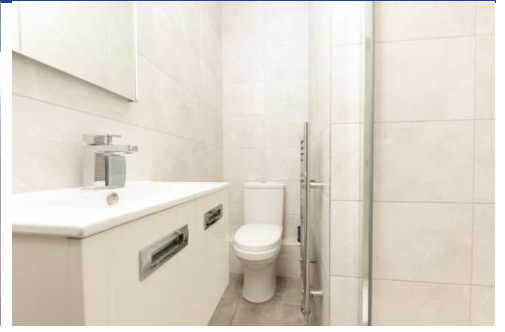
### REAR

Landscaped rear garden laid to lawn with Indian stone patio. The patio has a large canopy over with two heaters and lighting. Outside power and water. Side access.

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GROUND FLOOR  
922 sq.ft. (85.7 sq.m.) approx.

1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.8 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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