

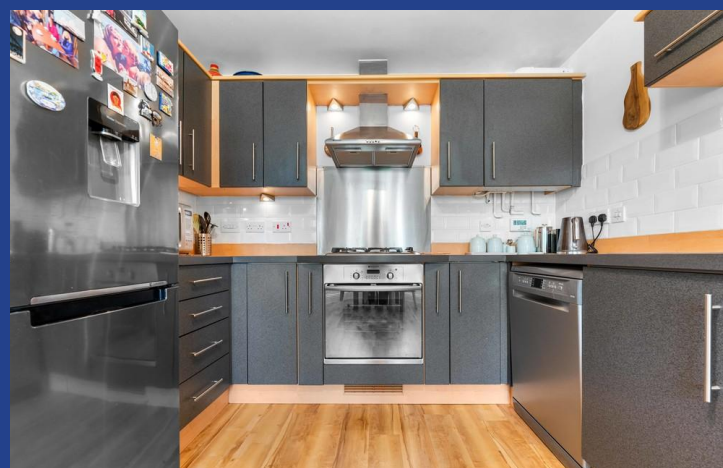
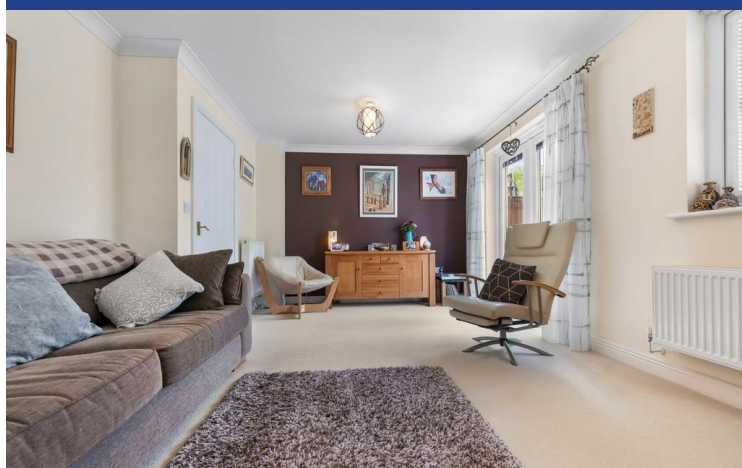
# 34 Fisher Hill Way, Radyr, Cardiff, CF15 8DR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£399,950**



End of Terrace Property

4

2

3

1

# Property Description

**\*\* FOUR BEDROOM END TERRACE TOWN HOUSE BACKING ONTO WOODLAND \*\* WEST FACING REAR GARDEN \*\* TWO CAR SIDE BY SIDE DRIVEWAY \*\*** A beautifully presented four bedroom end terrace townhouse over three floors, backing onto Radyr Woods and being perfectly located for access to Radyr village and train station. Entrance hallway, cloakroom, bay fronted kitchen and dining room, lounge with french doors to the rear garden. To the first floor are three bedrooms and a modern family bathroom. To the second floor is a large primary bedroom with ensuite shower room. Gas central heating, double glazing. Attractive west facing rear garden with decked relaxation areas and backing onto woodland. Two car side by side keyblock driveway to front. EPC Rating: C

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,157 sq.ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors and dentist, library, golf and tennis clubs, train station and regular bus service. The property is also close to the Taff Trail and has nearby links to the A470 and M4.

## ENTRANCE HALLWAY

Approached via a composite entrance front door leading to the entrance hallway. Staircase to first floor. Laminate flooring. Radiator.

## KITCHEN AND DINING ROOM

15' 8" x 9' 4" (into bay) (4.79m x 2.86m)  
A delightful bay fronted kitchen and dining room with kitchen well appointed along three sides in slate grey effect finish front beneath wood effect laminate worktop surface. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Ample space for family dining table. LVT flooring. Radiator.

## LOUNGE

16' 3" x 11' 7" (4.96m x 3.55m)  
A good sized reception with french doors and window to rear. Two radiator.

## FIRST FLOOR

### LANDING

Approached via a full turning staircase with spindle banister leading to the central landing area. Staircase to second floor. Storage cupboard. Airing cupboard housing the hot water cylinder.

### BEDROOM TWO

11' 3" x 9' 4" (3.44m x 2.85m)  
Overlooking the rear garden and woodlands beyond, a good sized double bedroom. Built in wardrobe. Radiator.

### BEDROOM THREE

10' 4" x 9' 4" (3.17m x 2.85m)  
Overlooking the entrance approach, a third double bedroom. Built in wardrobe. Radiator.

### BEDROOM FOUR

7' 8" x 6' 7" (2.35m x 2.02m)  
Aspect to rear. Radiator.

### FAMILY BATHROOM

6' 6" x 5' 6" (2.00m x 1.70m)  
Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with chrome twin head shower above and glass shower screen. Tiled splash back. Electric shaver point. Heated towel rail. Extractor fan. Obscured glass window to front.

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## SECOND FLOOR

Approached via a full turning staircase. Radiator.  
Door to primary bedroom.

## BEDROOM ONE

20' 5" x 10' 9" (6.23m x 3.30m)

An excellent sized primary bedroom with window to front and velux window to rear pitch enjoying tree top views. Built in wardrobe with additional low level eaves storage. Two radiators. Door to ensuite.

## ENSUITE SHOWER ROOM

8' 2" x 7' 6" (2.50m x 2.30m)

A sizeable ensuite shower room with white suite comprising low level wc, wash hand basin, shower cubicle with 'Mira' shower. Obscured glass window to rear. Recessed spotlights. Extractor fan. Radiator.

## OUTSIDE

### REAR GARDEN

A beautiful west facing rear garden comprising a large decked relaxation area leading onto an area of loose decorative stones with paving stepping stones and inset plants and shrubs, leading to a further rear decked relaxation area. Enclosed by timber fencing and backing onto Radyr Woods. Timber gate giving side access. Outside Tap.

### FRONT GARDEN

Area of decorative stones with hedgerow to front boarder. Paved pathway to front door. Parking to front.

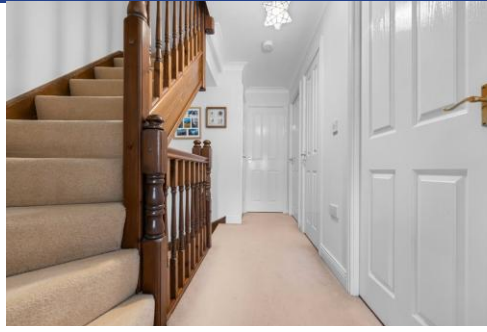
### PARKING

Keyblock driveway to front with parking for two cars side by side.

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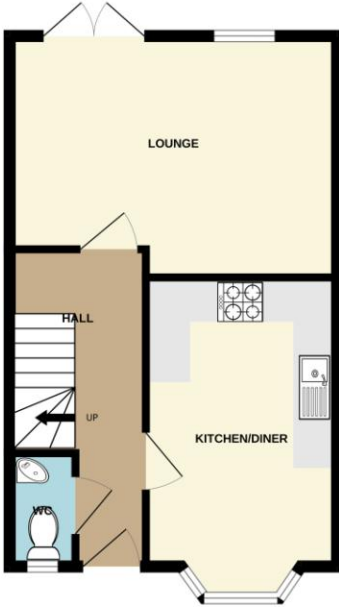


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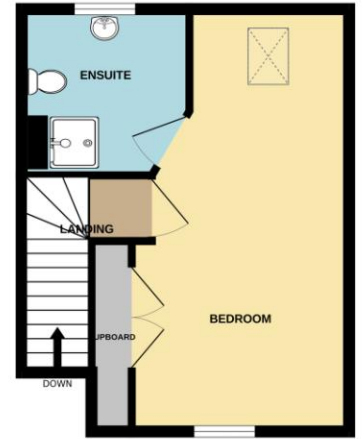
GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Radyr** 029 2084 2124

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