

9 Tair Erw,

Radyr, Cardiff, CF15 8HQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£550,000



Detached Property

4

1

3

1

Property Description

**** MODERN FOUR BEDROOM DETACHED WITH GARAGE ** WEST FACING REAR GARDEN **** A beautifully presented 'Stratford' style Redrow built four bedroom detached family home in the sought after area of Radyr, being a short walk to Radyr village and Train station. Entrance hallway, cloakroom, bay fronted lounge, spacious kitchen/diner and family room with french doors to the rear garden. To the first floor are four bedrooms, ensuite shower room to main bedroom and a separate family bathroom with shower over bath. Gas central heating, double glazing, Quality 'Amtico' flooring throughout the ground floor. Beautifully landscaped rear garden with a west facing aspect. Lawned front garden and long driveway leading to garage. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALLWAY

Approached via a composite entrance door with obscured window to upper part leading to the spacious entrance hallway, staircase to first floor. Under-stairs storage cupboard. Quality Amtico herringbone style flooring.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Window to front. Quality 'Amtico' flooring. Radiator.

LOUNGE

16' 4" x 11' 5"(bay) (5.00m x 3.50m)
A spacious bay fronted reception overlooking quiet front. Quality 'Amtico' flooring. Radiator.

KITCHEN/DINER AND FAMILY ROOM

19' 4" x 14' 9" (5.90m x 4.51m)
Well appointed along two sides in mixed light and woodgrain style fronts beneath woodgrain effect laminate worktops. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring 'AEG' hob with curved glass cooker hood above. Integrated 'AEG' oven and grill. Integrated fridge and freezer. Matching range of eye level wall cupboards. Built out utility cupboard with plumbing for washing machine. Ample space for large family dining table and seating area. Double opening french doors to the rear garden with windows to either side. Quality wood plank effect laminate flooring. Vertical radiator. Built in blinds to doors and windows.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Window to side. Access to roof space. Airing cupboard housing the ideal logic gas central heating boiler and hot water cylinder. Radiator.

BEDROOM ONE

14' 2" x 10' 5" (into bay)(4.32m x 3.19m)
With bay window to front, a good sized primary bedroom. Fitted wardrobes to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, double width shower cubicle with 'Mira' shower above. Wall tiling to splash back areas. Electric shaver point. Window to side. Chrome heated towel rail.

BEDROOM TWO

11' 11" (3.64m)
Overlooking the attractive rear garden, a second double bedroom. Radiator.

BEDROOM THREE

9' 2" x 7' 8" (2.81m x 2.35m)
Overlooking the attractive rear garden, a second double bedroom. Radiator.

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BEDROOM FOUR

8' 7" x 7' 3" (2.62m x 2.23m)

Aspect to rear, a good sized third bedroom.
Radiator.

FAMILY BATHROOM

6' 8" x 5' 8" (2.04m x 1.75m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with 'Mira' shower above and swivel glass shower screen. Wall tiling to splash back area. Obscured glass window to side. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a bright westerly aspect, an attractive landscaped rear garden with paved patio, decorative stones and manicured lawn. Enclosed by brick wall to side. Timber gate giving access to side.

FRONT GARDEN

Lawned front garden with inset plants and shrubs. Paved pathway to front door. Long driveway to side leading to garage. Gate to rear garden.

GARAGE

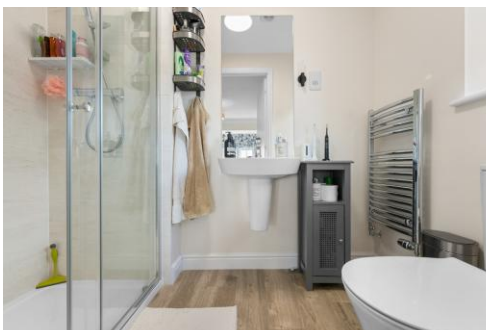
18' 8" x 9' 5" (5.70m x 2.88m)

With up and over access door. Power and lighting.

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FLOORPLAN TP FOLLOW

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
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