

12 Ash Tree Close,  
Radyr, Cardiff, CF15 8RX



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£499,950**



Detached House



# Property Description

**\*\* DETACHED PROPERTY \*\* FOUR BEDROOMS \*\* QUIET CUL-DE-SAC \*\* RADYR COMPREHENSIVE CATCHMENT \*\*** A beautifully presented, four bedroom detached property. Entrance hall, spacious lounge, dining room, kitchen, utility room, sitting room and wet room. To the first floor; Principal bedroom, a second double bedroom, two further bedrooms and family bathroom. Well maintained, rear garden. Front garden with open porch and driveway for three vehicles. EPC: D

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,550 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, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

## ENTRANCE HALLWAY

Entered via a uPVC door, a large hallway. Double doored storage cupboard. Radiator. Doors leading to lounge, sitting room and wet room. Stairs leading to first floor.

## WET ROOM

10' 4" x 6' 6" (3.16m x 1.99m)  
White suite; low level WC, pedestal wash hand basin, large, walk in shower with tinted glass shower screen, dual headed chrome shower, cupboard housing gas meter, access to electricity meter. Extractor fan, radiator. Obscured glass window to side. Tiled flooring, half wall tiling and splashbacks. Spotlights.

## LOUNGE

18' 4" x 11' 9" (5.6m x 3.6m)  
Spacious, family living room with gas fire, stone mantle piece, surround and hearth. Two radiators.

Two uPVC windows to front. Oak door to hallway; double oak doors leading to dining room.

## DINING ROOM

14' 5" x 9' 7" (4.40m x 2.93m)  
A large dining room with ample space for table and chairs. Oak flooring. Radiator. oak effect uPVC doors leading into conservatory.

## CONSERVATORY

10' 10" x 9' 4" (3.31m x 2.85m)  
A spacious conservatory with glass roof and quality laminate flooring. Electric fire. French doors leading out onto patio area. Door to kitchen.

## KITCHEN

13' 11" x 11' 3" (4.25m x 3.43m (max))  
Appointed along three sides, a modern, white wood grain effect, shaker style kitchen. Eye and low level cupboards beneath good quality, laminate worktops. One and a half bowl stainless steel sink with drained and chrome mixer tap, integrated four ring induction hob with splashbacks and extractor hood, integrated microwave, grill and oven. Integrated low level fridge and dishwasher. 'Amtico' flooring. Built in wall cupboards for additional storage. uPVC window looking out to the rear garden. Obscured glass uPVC stable door to rear. Doors leading to hallway and utility room.

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## UTILITY ROOM

7' 6" x 6' 0" (2.29m x 1.84m)

Single bowl, black sink with drainer and mixer tap, eye and low level cupboards beneath laminate worktops. Space for fridge freezer, tumble dryer and plumbing for washing machine. Tiled walls and 'Amtico' flooring. Radiator. uPVC double glazed window to rear.

## SITTING ROOM

11' 4" x 7' 7" (3.47m x 2.32m)

A versatile room currently being used as a fifth bedroom. Radiator. uPVC window to front.

## FIRST FLOOR

### LANDING

Built in cupboard, combi boiler, loft access. Doors leading to four bedrooms and family bathroom.

### BEDROOM ONE

15' 0" x 11' 3" (4.58m x 3.45m)

A spacious, principal bedroom. Built in wardrobe, built in cupboard and space for additional wardrobes. Radiator.

### BEDROOM TWO

14' 11" x 9' 10" (4.55m x 3.0m)

A second, spacious double bedroom. Two double doored, built in wardrobes. Space for additional wardrobes. Radiator. Window to front.

### BEDROOM THREE

8' 6" x 8' 4" (2.60m x 2.56m)

A third bedroom overlooking the well maintained rear garden. Build in cupboard. Radiator. uPVC window to rear.

### BEDROOM FOUR

8' 5" x 8' 3" (2.58m x 2.52m)

A fourth bedroom. Radiator. uPVC window to front.

## BATHROOM

7' 1" x 5' 5" (2.17m x 1.67m)

Modern white suite comprising of low level WC, pedestal wash hand basin with dual, chrome taps, bath with chrome mixer tap and chrome shower attachment. Folding, glass shower screen. Wall panelling and wall tiling. Radiator. Obscured glass window to side.

## OUTSIDE

### REAR GARDEN

A beautifully presented, well maintained rear garden. Steps leading to flat, large lawn area. Paved patio area. Stone area and stone planters for pots. Bordered by mature trees and shrubs. Enclosed by timber fence. Outside lighting. Outside tap. Shed to side. Timber gates both sides for access.

### FRONT

Open porch area with tarmac driveway for three vehicles. Large, lawn area bordered by a stone wall and mature shrubs.

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GROUND FLOOR  
954 sq.ft. (88.6 sq.m.) approx.

1ST FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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