



40 ST. PHILBERT STREET  
RADYR  
CARDIFF CF15 8GW

£439,950



THREE BEDROOM DETACHED



3



2



3



1

**\*\* THREE BEDROOM DETACHED FAMILY HOME \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*** A modern, beautifully presented three bedroom Redrow built 'Warwick' style family home in the sought after area of Radyr being a short distance from Radyr village. Entrance hallway, cloakroom, bright lounge, spacious modern fitted kitchen and dining room with integrated appliances and utility cupboard. To the first floor there are three bedrooms, ensuite to bedroom one and a separate family bathroom. Gas central heating, uPVC double glazing. Delightful rear garden, driveway and garage. EPC Rating: B

#### 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 HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Staircase to first floor. LVT flooring. Under stairs storage cupboard. Radiator.

#### CLOAKROOM

Quality white suite comprising low level w.c., wash hand basin. Tiled splash back. LVT flooring. Obscured glass window to front. Recessed spotlights. Radiator.

#### LOUNGE

15' 5" x 11' 5" (4.71m x 3.48m)

With large picture window to front, an excellent sized primary reception. LVT flooring. Radiator.

#### KITCHEN AND DINING ROOM

18' 4" x 12' 11" (5.61m x 3.94m)

Well appointed along two sides in high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring electric hob with curved glass cooker hood above. Integrated oven and grill. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splash back. Ample space for large family dining table. Patio doors to rear garden. Window to rear. Vertical radiator. Utility cupboard with plumbing for washing machine. LVT flooring.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1076 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR

##### LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space. Window to side. Cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

##### BEDROOM ONE

11' 10" x 11' 1" (3.62m x 3.39m)

Overlooking the entrance approach, a good sized primary bedroom. Fitted wardrobes to one side. Door to ensuite shower room. Radiator.

##### ENSUITE SHOWER ROOM

Quality white suite comprising low level w.c., wash hand basin, double width shower cubicle with glass sliding door and chrome shower. Wall tiling to splash back areas. Tiled flooring. Electric shaver point. Chrome heated towel rail. Extractor fan. Recessed spotlights. Obscured glass window to side.

##### BEDROOM TWO

11' 4" x 11' 0" (3.47m x 3.37m)

Overlooking the delightful rear garden, a good sized second double bedroom. Fitted wardrobes to one side. Radiator.

##### BEDROOM THREE

11' 8" x 7' 1" (3.58m x 2.17m)

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

##### FAMILY BATHROOM

8' 2" x 6' 11" (2.51m x 2.11m)

Modern white suite comprising low level w.c., wash hand basin, panelled bath with shower above and swivel glass shower screen. Wall tiling to splash back areas. Electric shaver point. LVT flooring. Recessed spotlights. Extractor fan. Large over stairs storage cupboard. Chrome heated towel rail.

#### OUTSIDE

##### REAR GARDEN

A sizeable rear garden with paved patio and area of lawn to upper tier and a lower tier of lawn and decked relaxation area. Timber gate to side.

##### FRONT GARDEN

Area of shrubs to front with paved pathway to front door. Long driveway to side leading to garage.





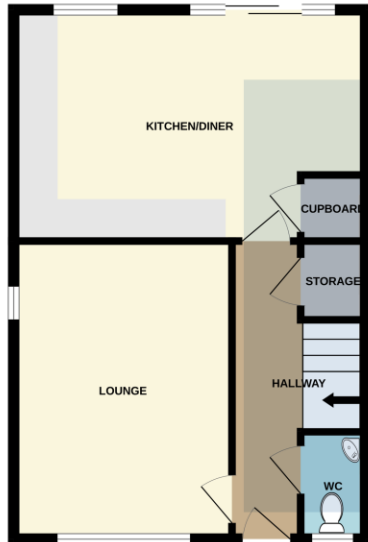
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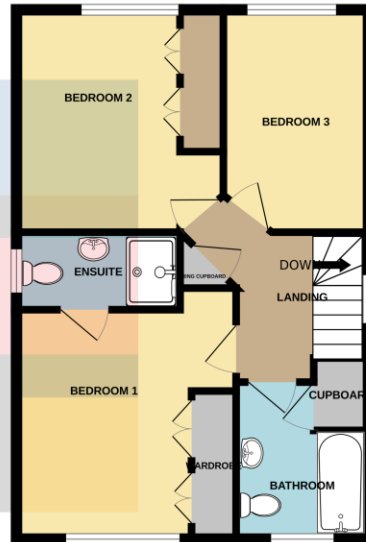
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GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.

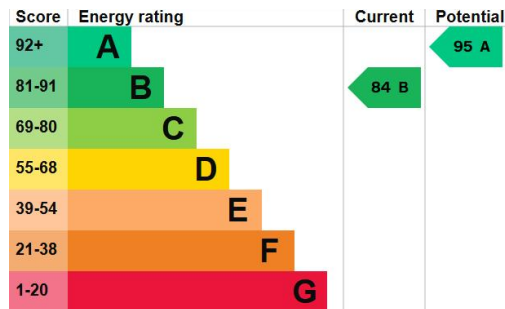


1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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