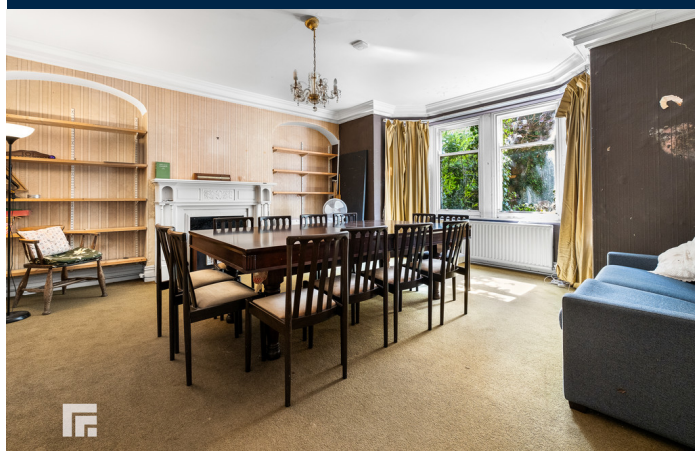




**31 DRYSGOL ROAD**  
**RADYR**  
**CARDIFF CF15 8BS**

ASKING PRICE OF  
**£995,000**



**SEMI-DETACHED PROPERTY**



**7**



**3**



**4**



**4**

**\*\* 3800 SQ.FT SEMI-DETACHED HOME WITH NO CHAIN \*\* SEVEN BEDROOMS \*\* THREE BATHROOMS \*\* FOUR RECEPTIONS \*\*** A traditional, semi-detached seven bedroom home on the highly desirable Drysgol Road, within the heart of Radyr village. Overlooking Radyr Golf Club and close to local amenities, Radyr Tennis Club and a short distance to Radyr train station and bus links. The accommodation comprises; large reception hallway, cloakroom, four good-sized receptions with feature high ceilings, kitchen and utility room. To the first floor are four generous double bedrooms, primary bedroom with en-suite, and separate family bathroom. To the second floor are three further bedrooms and additional family bathroom. Large gardens to front and rear. Driveway. Garage. In need of upgrade, offering excellent potential throughout. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: I**

**FLOOR AREA APPROX: 3,795 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### 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 PORCH

6' 3" x 6' 0" (1.92m x 1.83m)

Entered via solid wood front door with matching side window, into porch. Tiled flooring. Glazed door into hallway.

#### HALLWAY

21' 2" (max) x 19' 1" (max) (6.47m x 5.82m)

An impressive entrance hallway with feature high ceilings throughout. Doors to lounge, dining room, kitchen, sitting room and WC. Secret door to study. Stairs to first floor. Original parquet wood flooring under carpet. Two radiators.

#### LOUNGE

18' 10" (into bay) x 16' 0" (max) (5.75m x 4.89m)

Sash windows into bay, to front aspect, two windows to side. Gas point for fire. Air conditioning unit. Two radiators.

#### DINING ROOM

18' 4" (into bay) x 17' 10" (5.60m x 5.46m)

Sash windows into bay, to front aspect. Feature fireplace with gas fire. Two radiators.

#### STUDY

13' 0" x 12' 4" (3.98m x 3.76m)

Disguised as a cloaks cupboard, with additional door through to study. Two sash windows to rear. Radiator.

#### SITTING ROOM

14' 7" (into bay) x 13' 7" (4.46m x 4.16m)

Sash windows into bay, to side aspect. Feature fireplace including wood burning stove (3 years old). Radiator.

#### CLOAKROOM

7' 6" x 6' 11" (2.30m x 2.12m)

Low level WC and pedestal wash hand basin. Fitted cupboard. Tiled splash backs. Space for shower cubicle.

#### KITCHEN

14' 2" x 14' 1" (min) (4.33m x 4.31m)

Fitted base and eye level units incorporating double bowl stainless steel sink, and work surfaces over. Fitted electric double oven, electric hob. Space for fridge/freezer. Tiled splash backs. Two windows to rear plus skylight. Laminate wood flooring. Radiator. Door to utility room.

#### UTILITY ROOM

7' 1" x 6' 10" (2.18m x 2.09m)

Fitted ceramic sink. Space for white goods. Laminate wood flooring. Windows and external door to side courtyard.

#### FIRST FLOOR

##### LANDING

Approached via a full turning staircase leading to the large central landing. Additional staircase to second floor.

#### BEDROOM ONE

18' 11" x 15' 11" (5.79m x 4.87m)

With bay fronted window, two additional windows to side. Fitted wardrobe. Door to ensuite. Radiator.

#### ENSUITE BATHROOM

8' 6" x 5' 5" (2.61m x 1.66m)

Comprising low level wc, wash hand basin, panelled bath. Wall tiling. Obscured window to side. Chrome heated towel rail.





# DRYSGOL ROAD, RADYR, CARDIFF CF15 8BS

## BEDROOM TWO

17' 9" x 17' 1" (into bay) (5.42m x 5.23m)

An excellent sized bay fronted bedroom overlooking the front garden. Fitted wardrobes. Wash hand basin. Radiator.

## BEDROOM THREE

13' 5" x 13' 2" (4.11m x 4.02m)

Aspect to rear, a good sized double bedroom. Built in wardrobe to one side. Wash hand basin. Radiator.

## BEDROOM FOUR

14' 0" x 12' 4" (4.29m x 3.77m)

With windows to three aspects. Fitted wardrobe to one side. Wash hand basin. Radiator.

## STUDY

7' 5" x 6' 7" (2.28m x 2.01m)

Aspect to side. Radiator. Opening to the large airing cupboard housing the hot water cylinder.

## FAMILY SHOWER ROOM

7' 11" x 7' 3" (2.42m x 2.23m)

Comprising low level wc, wash hand basin, large walk in shower with glass screen and twin head shower above. Wall tiling to splash back areas. Window to rear. Chrome heated towel rail.

## SECOND FLOOR

### LANDING

Approached via a full turning staircase leading to the central landing area. Window to rear. Radiator. Loft access. Doors to all rooms.

## BEDROOM FIVE

18' 0" x 16' 0" (max) (5.51m x 4.90m)

Aspect to front, a further double bedroom. Radiator.

## BEDROOM SIX

15' 11" x 15' 8" (4.87m x 4.79m)

With window to front and two windows to side, a further large double bedroom. Fitted wardrobes. Radiator.

## BEDROOM SEVEN

20' 4" x 11' 8" (overall) (6.21m x 3.56m)

Accessed via double opening doors leading into two separate rooms with adjoining door. Windows to rear and side. Radiator.

## STORAGE

13' 10" x 8' 1" (4.24m x 2.48m)

Large storage room with two velux windows to rear. With walk-in cupboard. Wash hand basin with facilities to be used as a laundry room. Gas point.

## FAMILY BATHROOM

10' 6" x 5' 8" (3.21m x 1.74m)

Comprising WC, wash hand basin and cast iron roll top bath. Velux window to rear. Radiator.

## OUTSIDE

### OUTBUILDINGS

Gas central heating boiler, and garden store.

## FRONT GARDEN

Spacious driveway with parking for multiple cars. Gated access to rear garden. Boundary fence with mature tree and hedge borders.

## REAR GARDEN

Gated access from front driveway, with additional parking. The garden is laid to lawn with raised seating area surrounded by mature hedging and trees. Feature pond. Outside tap. Boundary fence and wall. Large green house.

## GARAGE

17' 8" x 9' 10" (5.40m x 3.01m)

Windows to side and rear. Light and power.



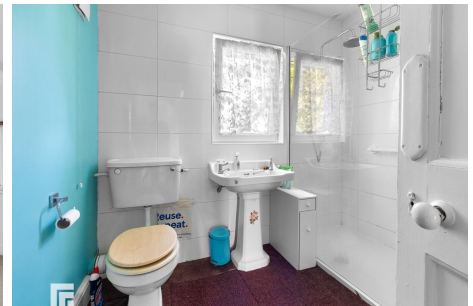


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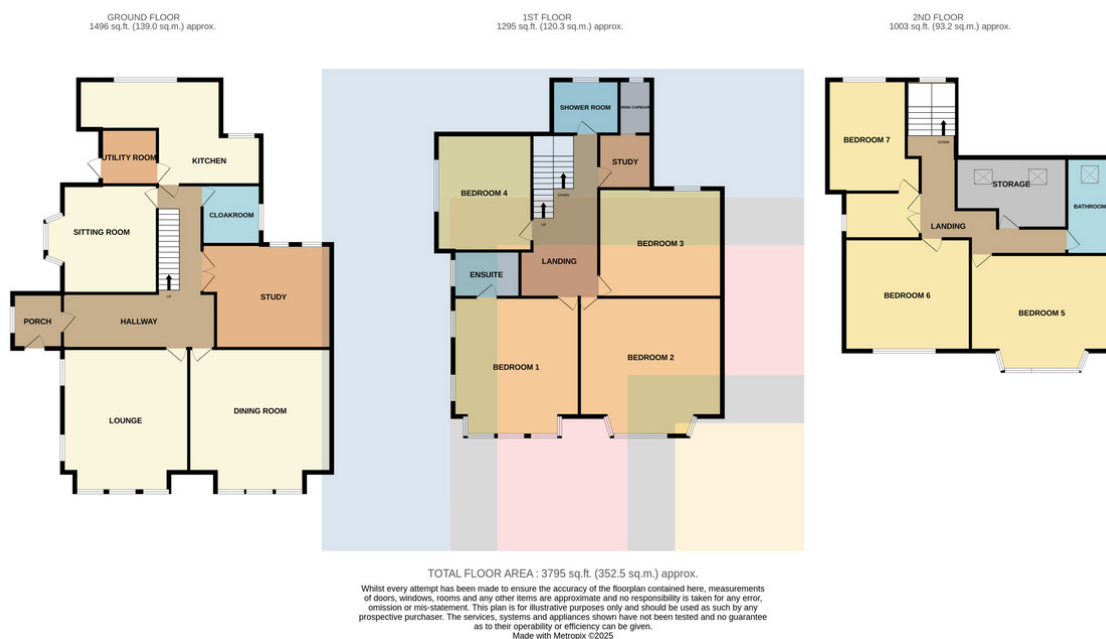


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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 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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