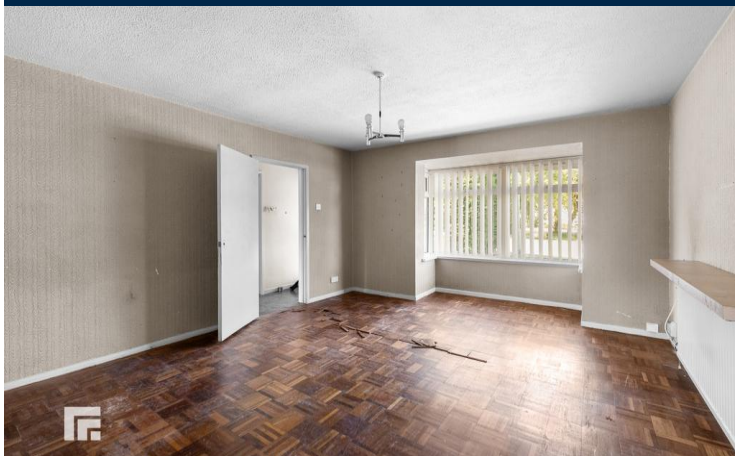




38 HAZEL TREE CLOSE
RADYR
CARDIFF CF15 8RS

ASKING PRICE OF
£350,000



DETACHED PROPERTY



3



1



2



1

**** THREE BEDROOM DETACHED FAMILY HOUSE ** POPULAR LOCATION ** NO CHAIN **** A bright and spacious three bedroom detached family house in the popular area of Radyr, being a short distance from amenities and transport links. Entrance hallway, cloakroom, large lounge with double doors leading to the kitchen and breakfast room, utility room. To the first floor are three bedrooms and a family bathroom. Gas central heating. Deck and decorative stone rear garden. Driveway to front. No chain. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,306 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

ENTRANCE PORCH

With patio doors leading to porch.

HALLWAY

Approached via an aluminium frame double glassed entrance door leading to the entrance hallway. Staircase to first floor. Radiator.

COAKROOM

Comprising low level wc, wash hand basin. Window to front.

LOUNGE

18' 0" x 12' 4" (max)(5.51m x 3.78m)
With bay fronted window, a good sized reception. Wood flooring. Double doors to kitchen and diner. Radiator.

KITCHEN AND DINER

19' 2" x 12' 7" (5.86m x 3.85m)

Well appointed along two sides with high gloss fronts beneath round nosed worktop surfaces. Inset two bowl sink. Integrated oven and grill. Central island with storage and integrated gas hob. Matching range of eye level wall cupboards. Wall tiling to splash back areas. Open to hallway. Door to utility room. Window to rear. Ample space for large family dining table. Patio doors to rear garden. Double doors to lounge.

UTILITY ROOM

7' 11" x 4' 9" (2.42m x 1.45m)

In need of upgrade but has plumbing for washing machine. Door to garage. Door to garden. Power and lighting.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Storage over stairs. Obscured glass window to side. Airing cupboard housing the 'Viessmann' combi gas central heating boiler.

BEDROOM ONE

13' 10" x 10' 10" (4.23m x 3.31m)

Overlooking the entrance approach, a good sized primary bedroom. Built in storage cupboard. Radiator.

BEDROOM TWO

12' 7" x 10' 10" (3.86m x 3.31m)

Overlooking the rear garden, a second double bedroom. Built in storage cupboard. Laminate flooring. Radiator.

BEDROOM THREE

10' 4" x 8' 0"(max) (3.15m x 2.45m)

Aspect to front. Built in storage cupboard. Laminate flooring. Radiator.



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FAMILY SHOWER ROOM

7' 0" x 5' 5" (2.14m x 1.66m)

Comprising low level wc, wash hand basin, corner shower cubicle. Wall tiling. Obscured glass window to rear. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Comprising decking and decorative stones. Enclosed by timber fencing. Access to side. There is a large pond which is covered with netting.

FRONT GARDEN

Hedgerow to front. Driveway leading to garage.

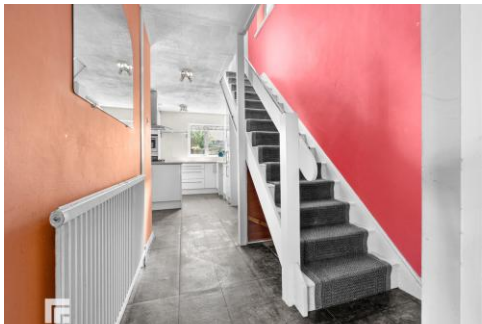
GARAGE

17' 6" x 8' 2" (5.34m x 2.49m)

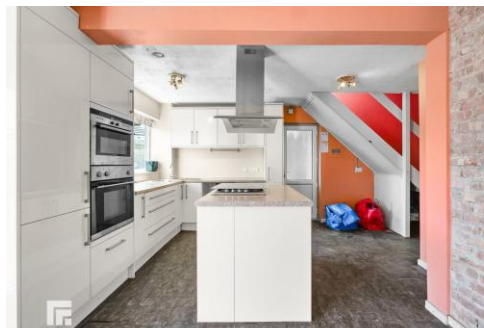
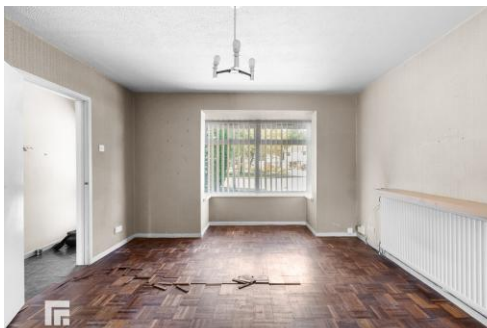
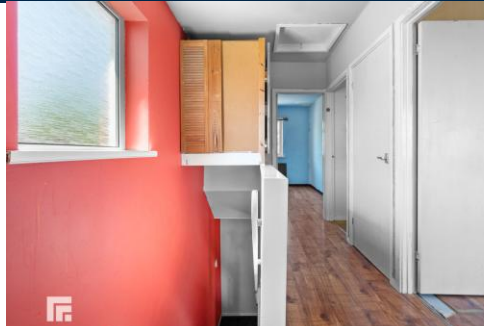
With up and over access door. Door to utility room.



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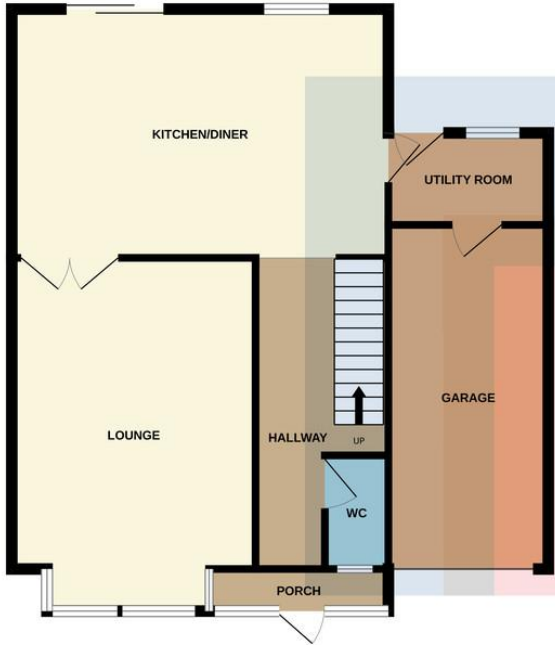


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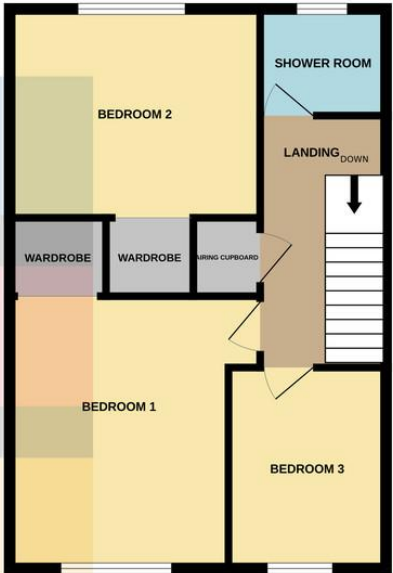


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GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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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