



31 HEOL ISAF  
RADYR  
CARDIFF CF15 8AG

ASKING PRICE OF  
**£1,100,000**



SEMI-DETACHED HOUSE



7



2



3



3

**\*\* TRADITIONAL SEVEN BEDROOM SEMI-DETACHED FAMILY HOME \*\* LARGE GARDENS FRONT/SIDE AND REAR \*\* SOUGHT AFTER LOCATION VILLAGE SETTING \*\*** A beautifully presented, traditional, seven bedroom, semi detached property in the heart of Radyr being a short distance from Radyr Village, local bus routes and Trainstation. Entrance porch, reception hallway, drawing room, sitting room, kitchen/breakfast room, dining room, rear lobby/utility room and Cloakroom. To the first floor; spacious landing, master bedroom with en-suite, a further three double bedrooms, family bathroom and WC. To the second floor are a further three double bedrooms. Exquisite side and front garden with beautifully manicured lawn and mature trees and shrubs. Coach house/ Garage with development potential (Subject to planning). EPC Rating: D

#### 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 PORCH

Approached via a wood panelled entrance door leading to the porchway. Original tiled flooring.

#### RECEPTION HALLWAY

17' 4" x 9' 11" (5.29m x 3.03m)

Approached via a wood panelled entrance door with obscured glass windows to upper part leading to the large reception hallway. Staircase with newel post and spindle banister leading to the first floor. Wood floor boarding. Window to front with built in window seat and storage below. Under stairs storage cupboard. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: 2586 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### DRAWING ROOM

19' 8" x 13' 5" (6.00m x 4.11 (into bay)m)

An exceptional primary reception with large bay fronted window with sash cord windows, additional sash cord window to side. Coal effect living flame gas fire with ornate wooden surround. Radiator.

#### SITTING ROOM

14' 5" x 11' 7" (4.40m x 3.54m)

Overlooking the delightful front garden, a good sized second reception. Feature fireplace with tiled hearth and back with wooden surround. Wood floor boarding. Radiator.

#### KITCHEN/BREAKFAST ROOM

22' 11" x 15' 8" (7.00m x 4.80m)

A spacious, open plan, family kitchen/breakfast room. Appointed along three sides, eye and low level cupboards beneath wooden/tiled worktops, breakfast bar, stainless steel 1.5 bowl sink with chrome mixer tap, electric 'AGA' with extractor hood and space for dishwasher. Tiled walls and flooring. Ample space for dining room table. addition built in cupboard. Two sash windows to front. Window to side. Two wooden Velux windows and uPVC sliding doors opening into the well manicured, large garden.

#### DINING ROOM

19' 0" x 10' 7" (5.81m x 3.24 into Baym)

A delightful third reception with bay to rear, ample space for large family dining table. Feature open fireplace with tiled hearth and wooden surround. Wood floor boarding. Radiator.

#### REAR LOBBY/UTILITY

9' 8" x 8' 5" (2.95m x 2.59m)

With door from kitchen. Plumbing for washing machine. Space for American style fridge freezer. Door to rear.





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## CLOAKROOM

Comprising low level wc and wash hand basin.  
Window to side.

## FIRST FLOOR

### LANDING

Spacious full turning landing area with wooden bannister and spindles. Doors to all rooms.

### BEDROOM ONE

19' 7" x 13' 3" (5.99 (into bay)m x 4.04m)  
A good sized master bedroom. Built in wardrobes.  
Radiator. Sash windows to side. Door to en-suite.

### ENSUITE

5' 6" x 5' 1" (1.7m x 1.55m)  
Traditional white suite; low level WC, pedestal wash hand basin with twin brass taps, shower cubicle with gold shower and folding glass screen. Heated towel rail. Tiled walls and flooring. Sash window to front.

### BEDROOM TWO

14' 0" x 11' 7" (4.27m x 3.55m)  
A second double bedroom. Radiator. Sash windows to front.

### BEDROOM THREE

12' 8" x 10' 6" (3.87m x 3.22m)  
A third double bedroom. Radiator. Window looking out onto garden. Ornate feature fireplace.

### BEDROOM FOUR

14' 11" x 10' 3" (4.56(into bay)m x 3.13m)  
A fourth double bedroom. Built in book shelf. Modern vertical radiator. Bay, sash windows looking out to the garden.

## FAMILY BATHROOM

6' 8" x 6' 3" (2.05m x 1.93m)  
White suite; pedestal wash hand basin with chrome mixer tap, curved bath with chrome shower and glass shower screen. Heated towel rail. Shavers point. Half wall tiling and tiles to splash-back. Dash window overlooking the garden.

## WC

4' 6" x 3' 4" (1.39m x 1.02m)  
Low level WC with sash window to front.

## SECOND FLOOR

### LANDING

Built in cupboard. Radiator. Window to front. Doors to three bedrooms.

### BEDROOM FIVE

13' 2" x 8' 0" (4.03m x 2.45m)  
A double bedroom. Radiator. Access to roof space. Window to front.

### BEDROOM SIX

11' 5" x 10' 11" (3.48m x 3.33m)  
Radiator. Eaves storage. uPVC window to side.

### BEDROOM SEVEN

16' 4" x 11' 10" (4.99m x 3.62m)  
Double bedroom with built in wardrobes. Radiator. Window to side.

## OUTSIDE

### REAR GARDEN

With large paved patio leading into a delightful area of lawn with neat borders of plants and shrubs. To the rear is a large pond with maturing tree over head. Paved pathways and paved stepping stones to the rear lawned area. A solid timber built greenhouse with pitched glass roof.

### COACH HOUSE/GARAGE

16' 5" x 32' 0" (5.01m x 9.77m)  
Separated into three parts, two of which are workshops with additional door leading to the garage, with twin doors leading to Windsor Crescent. There is also a secure bike store. The Coach House has potential for development (Subject to planning).

### FRONT AND SIDE GARDENS

To the front is a large lawned garden enclosed by well tended hedgerow and borders of shrubs. The lawn continues to the side along with the hedgerow. Timber entrance gate to side with brick pillars leading to a paved pathway further leading to the long tiled entrance verandah. Additional double gates giving access from Windsor Crescent.





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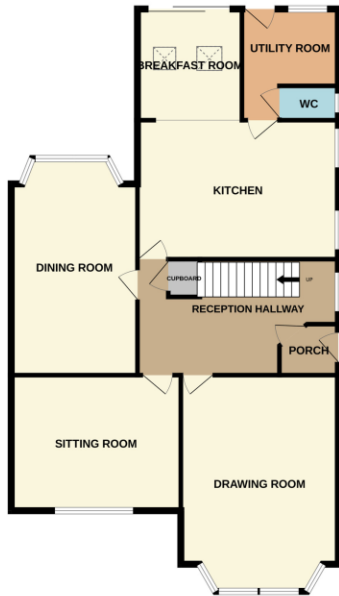


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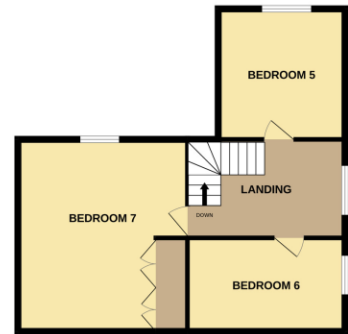
GROUND FLOOR  
1124 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



2ND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 2586 sq.ft. (240.2 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		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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