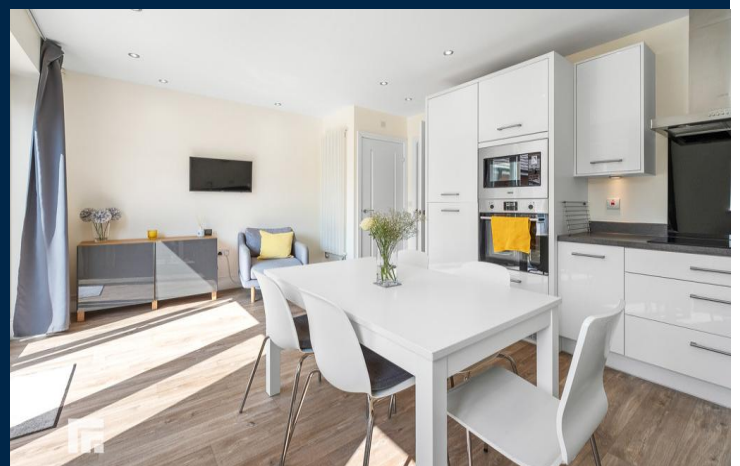




5 HEOL ROALD DAHL
RADYR
CARDIFF CF15 8GT

ASKING PRICE OF
£450,000



DETACHED HOUSE



3



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3



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**** AN IMMACULATELY PRESENTED 'WARWICK' STYLE DETACHED REDROW HOME ** SOUTH FACING GARDEN **** A fantastic opportunity to acquire this newly built and immaculately presented three bedroom detached Redrow home in Radyr. The property includes a number of extras and briefly comprises hallway, lounge, cloakroom and kitchen/diner. To the first floor there are three bedrooms, including master with ensuite and family bathroom. The property benefits from a South facing rear garden, garage and driveway for 2 cars. EPC: B

LOCATION

The property is situated on the much sought after Parc Plymouth development in the semi rural village of Radyr. Local amenities include a parade of shops, restaurant, golf and tennis clubs, doctors and dentist surgeries, train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

ENTRANCE

Entered via paved steps leading to front door with shrubs to side. Access to driveway and garage.

HALLWAY

Entered via double glazed composite door. Understairs storage cupboard. Radiator. Stairs to first floor. Doors to lounge, cloakroom and kitchen/diner.

LOUNGE

15' 4" x 11' 5" (4.698m x 3.497m)
uPVC double glazed window to front. Connection for electric fire. Radiator. TV aerial point and telephone point.

CLOAKROOM

5' 6" x 3' 1" (1.696m x 0.958m)
uPVC obscure double glazed window to front. Low level w.c. Corner wall mounted wash hand basin with tiled splashback. Radiator.

KITCHEN/DINER

12' 0" x 18' 5" (3.682m x 5.637m)
uPVC double glazed window to rear, plus uPVC double glazed sliding doors to rear garden and patio area. A modern fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, microwave, induction hob and extractor hood over. Integrated fridge, freezer and dishwasher. Vertical radiator. Laundry cupboard with space for washing machine and tumble dryer. Space for table and chairs and additional seating. Spotlights.

FIRST FLOOR

LANDING

uPVC double glazed window to side. Radiator. Access to loft space. Doors to three bedrooms and bathroom. Storage cupboard housing combi boiler.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,060 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

11' 10" x 11' 2" (3.622m x 3.429m)
uPVC double glazed window to front with views towards Castell Coch. Radiator. Fitted wardrobes with hanging and shelf space. Door to ensuite.

ENSUITE

4' 1" x 8' 3" (1.246m x 2.523m)
uPVC obscure double glazed window to side. Low level w.c. Wall mounted wash hand basin. Double shower cubicle. Part tiled walls. Tiled floor. Heated towel radiator. Shaver point. Spot lights. Extractor fan.

BEDROOM TWO

11' 4" x 11' 1" (max) (3.475m x 3.386m)
uPVC double glazed window to rear. Radiator. Fitted wardrobes with hanging and shelf space.

BEDROOM THREE

11' 7" x 7' 1" (3.545m x 2.177m)
uPVC double glazed window to rear. Radiator.

BATHROOM

8' 0" (max) x 6' 10" (max) (2.455m x 2.090m)
uPVC obscure double glazed window to front. Low level w.c. Wall mounted wash hand basin. Panelled bath with shower over and shower screen. Part tiled walls. Tiled floor. Heated towel radiator. Shaver point. Spot lights. Extractor fan. Storage cupboard with shelving.

OUTSIDE

REAR GARDEN

An enclosed South facing rear garden with tiered lawn areas and paved patio area. Decked relaxation area with views to Castle Coch. Outside tap and lighting. Side gate to driveway and garage.

GARAGE

A single garage with up and over door. Power and lighting. Door leading to garden.

ADDITIONAL INFORMATION

Management Fee - approx. £240 per annum - not payable yet as site still being developed.

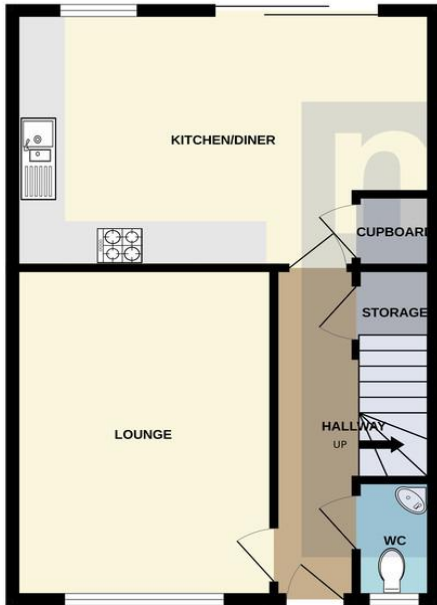


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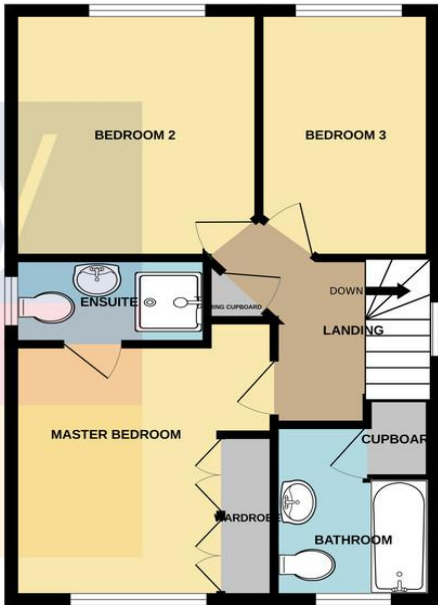


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GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

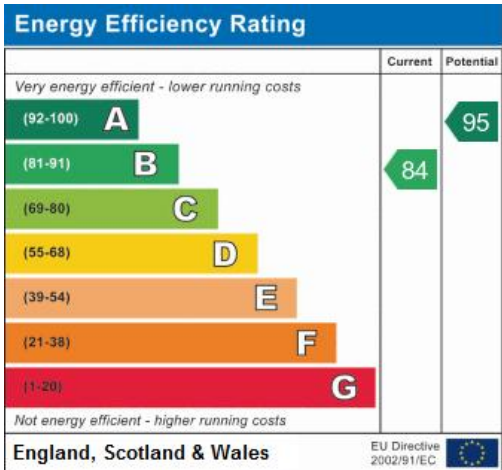


1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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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