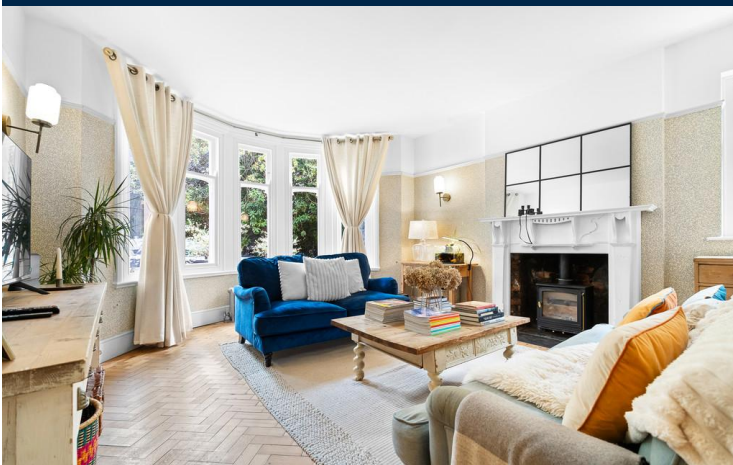




SUMMERFIELD  
10 HEOL ISAF  
RADYR  
CARDIFF CF15 8AL

ASKING PRICE OF  
**£1,350,000**



DETACHED HOUSE



**4**



**3**



**4**



**4**

**\*\* EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME \*\* IN THE HEART OF RADYR \*\* NO CHAIN \*\*** An exceptional, beautifully presented, fully refurbished four bedroom detached family home in the heart of Radyr, enjoying a large west facing rear garden. Entrance porch, spacious entrance hallway, bay fronted lounge with wood burner, sitting room, playroom, kitchen and breakfast room with integrated appliances, large central island with quartz work surfaces, dining and family room overlooking the delightful rear garden, cloakroom. To the first floor is a utility room, three double bedrooms, bedroom one with ensuite with freestanding bath and a separate wc, there is also a family shower with large shower. To the second floor is a further double bedroom enjoying full views of the rear garden with ensuite bathroom. Gas central heating. Double glazing. The rear garden comprises a large limestone paved patio which leads onto a delightful area of lawn with well stocked beds of plants and shrubs. To the front is a large driveway of cobble pavers and decorative stones, driveway entrance gates. Detached single garage. No chain. EPC Rating: E

#### 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 PORCHWAY

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

#### ENTRANCE HALLWAY

Approached via an original wood panelled entrance door with stain glass window to upper part leading to the spacious entrance hallway. Staircase to first floor with under stairs storage cupboard. wood block flooring. Reclaimed traditional column radiator.

#### LOUNGE

17' 8" x 13' 10" (5.40m x 4.22 into baym)

An excellent sized primary reception with bay fronted window. Feature fireplace with inset cast iron wood burner and wooden surround. Double glazed sash cord windows to bay and matching window to side. Wood block flooring. Two reclaimed traditional column radiators.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: TBC**

**FLOOR AREA APPROX: 2,927 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### SITTING ROOM

13' 8" x 12' 5" (4.19m x 3.81m)

With two large double glazed sash cord windows to front, a good sized sitting room. Wood block flooring. Reclaimed traditional column radiator.

#### PLAYROOM

13' 2" x 12' 11" (4.03m x 3.95m)

With windows to rear and side, a versatile reception. Reclaimed traditional column radiator.

#### KITCHEN AND BREAKFAST ROOM

24' 7" x 13' 3" (7.50m x 4.05 into baym)

Well appointed along three sides in 'cashmere' coloured panelled fronts beneath quartz worktop surfaces. Inset 2 bowl ceramic sink with worktop side drainer. Integrated oven. Space for American style fridge freezer. Integrated dishwasher. Large central breakfast bar island with matching units and quartz worktop. Inset five ring induction hob with oven below. Abundance of storage. Worktop breakfast bar area. Bay window to side. Part tiled, part woodblock flooring. Reclaimed traditional column radiator. Large open into the dining and family room.

#### DINING AND FAMILY ROOM

25' 5" x 11' 10" (7.77m x 3.61m)

A delightful rear extension with windows overlooking the exceptional rear garden. French doors to rear patio. Slate flooring with under floor heating. Vaulted ceiling with windows to rear pitch. Door to side. Alcove with storage and hanging rail. Inset ornate cast iron wood burner. Door to cloakroom.

#### CLOAKROOM

Comprising low level wc and ceramic wash hand basin with storage below. Tiled work surface and splash back. Tiled flooring. Windows to rear.





# 10 HEOL ISAF, RADYR, CARDIFF CF15 8AL

## FIRST FLOOR LANDING

Approached via a full turning staircase with newel post and spindle banister leading to the large central landing area. Two windows to front. Additional staircase to second floor. Traditional column radiator.

## UTILITY ROOM

A conveniently placed first floor utility room with plumbing for washing machine and space for tumble dryer. Storage cupboards. Concedes 'Worcester' combi gas central heating boiler.

## BEDROOM ONE

14' 3" x 12' 11" (4.35m x 3.94m)

Overlooking the entrance approach, an excellent sized primary bedroom. Feature fireplace. Column radiator. Doors to ensuite and separate cloakroom.

## ENSUITE BATHROOM

9' 10" x 8' 11" (3.00m x 2.72m)

A beautifully presented traditional style suite with freestanding claw legged roll top bath and large vanity wash basin with storage below. Sash cord window overlooking the delightful rear garden, enjoying bath tub views. Wood flooring. Heated towel rail.

## SEPERATE WC

Low level suite. Window to side. Tiled flooring. Column radiator.

## BEDROOM TWO

17' 6" x 14' 3" (5.35m x 4.35 into baym)

A spacious second double bedroom with bay fronted window. Fitted wardrobe. Three column radiators.

## BEDROOM THREE

14' 3" x 13' 2" (4.35m x 4.03m)

With windows to side and rear, an excellent sized third double bedroom. Column radiator.

## FAMILY SHOWER ROOM

9' 10" x 6' 5" (3.02m x 1.96m)

Quality white suite comprising low level wc, wash hand basin, large walk in shower cubide with herringbone effect tiled splash back. Tiled flooring. Obscured glass double glazed sash cord window to rear. Chrome heated towel rail.

## SECOND FLOOR LANDING

Approached by a quarter turning staircase leading to the second floor bedroom.

## BEDROOM FOUR

19' 1" x 17' 1" (5.83m x 5.22 maxm)

A large fourth bedroom enjoying full views of the rear garden. Additonal window to side pitch. Eaves storage. Two column radiators. Door to ensuite two.

## ENSUITE BATHROOM

12' 10" x 6' 0" (3.92m x 1.85m)

Quality white suite comprising low level wc, vanity wash basin with storage below. Tile panelled bath with central taps and shower mixer. Terrazzo effect hexagon tiled flooring. Eaves storage. Window to side pitch.

## OUTSIDE

### REAR GARDEN

A truly magnificent, large rear garden. With a large Limestone paved patio. Leading onto shaped areas of lawn with neat beds of plants and shrubs. Side access to front.

### FRONT GARDEN

Large driveway to front comprising paved cobbled drive and area of decorative stones adding additional parking. Near borders to front. Twin access gates with brick pillared entrance.

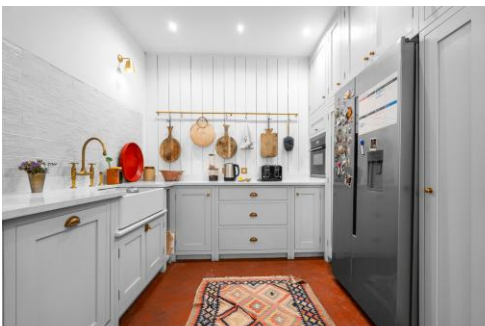
## GARAGE

Detached single garage with up and over access door.





# 10 HEOL ISAF, RADYR, CARDIFF CF15 8AL





# 10 HEOL ISAF, RADYR, CARDIFF CF15 8AL



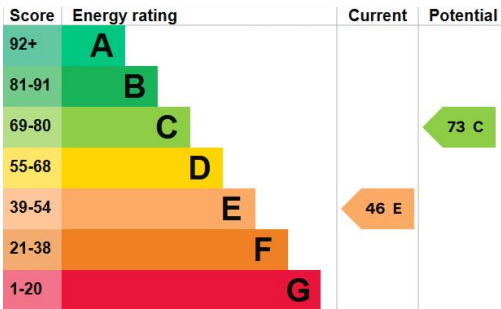


# 10 HEOL ISAF, RADYR, CARDIFF CF15 8AL



TOTAL FLOOR AREA : 2927 sq.ft. (272.0 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.  
Made with Metropix ©2025



**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**