



58 HAZEL TREE CLOSE
RADYR
CARDIFF CF15 8RS

ASKING PRICE OF
£450,000



DETACHED PROPERTY



4



2



3



2

**** SPACIOUS FOUR BEDROOM DETACHED**
**** SOUTH FACING GARDEN **** A bright and spacious four bedroom detached family home in the sought after area of Radyr. Entrance porch, hallway, cloakroom, study/playroom, large lounge with tri-folding doors to the rear garden, modern fitted kitchen and utility room. To the first floor are four good sized bedrooms, primary bedroom with modern ensuite shower room and there is a separate modern family shower room. Gas central heating. Double glazing. Paved patio and lawned rear garden. Lawn and driveway to front. EPC Rating: C

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 HALLWAY

Approached by a composite entrance door leading to the spacious porch.

HALLWAY

Approached via a uPVC entrance door leading to the spacious hallway. Staircase to first floor. Quality laminate flooring. Radiator.

CLOAKROOM

Modern white suite comprising low level wc and wash hand basin. Tiled splash back. Tiled flooring. Chrome heated towel rail.

STUDY/PLAYROOM

Overlooking the entrance approach, a versatile room. Laminate flooring. Radiator.

LOUNGE

23' 3" x 11' 10" (7.09m x 3.62m)

An excellent sized primary reception with window to front and tri folding doors to the rear garden. Quality laminate flooring. Four radiators.

KITCHEN

15' 4" x 8' 8" (4.68m x 2.66m)

Well appointed along three sides in light high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Plumbing for dishwasher. Space for range style cooker. Space for American style fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Tiled flooring. Recessed spotlights. Upvc door to side. Radiator. Door to utility room.

UTILITY ROOM

8' 0" x 5' 0" (2.45m x 1.53m)

With worktops to two sides. Plumbing for washing machine. Space for tumble dryer. Space for additional under counter fridge or

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1291 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

freezer. Eye level wall cupboards. 'Baxi' combi gas central heating boiler. Tiled flooring.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

BEDROOM ONE

14' 3" x 11' 9" (4.35m x 3.60m)

Overlooking the delightful rear garden, a good sized primary bedroom. Laminate flooring. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, large shower cubicle with chrome twin head shower above. Wall tiling to splash back areas. Tiled flooring. Radiator.

BEDROOM TWO

15' 10" x 8' 7" (4.83m x 2.62m)

Overlooking the lawned front garden and entrance approach, a good sized second double bedroom. Laminate flooring. Radiator.

BEDROOM THREE

11' 5" x 8' 7" (3.48m x 2.64m)

Aspect to front, a further double bedroom. Laminate flooring. Radiator.

BEDROOM FOUR

11' 2" x 7' 3" (3.41m x 2.22m)

Aspect to rear, a fourth good sized bedroom. Laminate flooring. Radiator.

FAMILY SHOWER ROOM

6' 8" x 5' 4" (2.04m x 1.64m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with chrome twin head shower above. Tiled splash back. Tiled flooring. Obscured glass window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A beautifully presented southerly facing, enclosed rear garden comprising porcelain paved patio with steps leading upto an area of lawn. Access to side. Outside light. Outside tap.

FRONT GARDEN

Area of lawn to front with paved patio and step to front door.



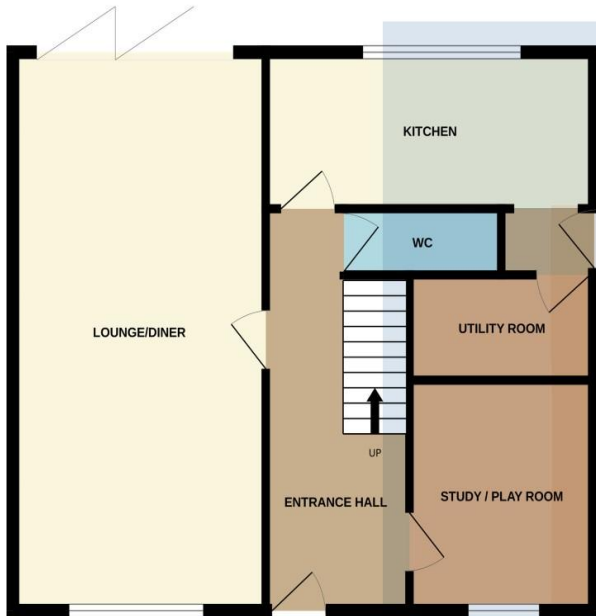
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GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

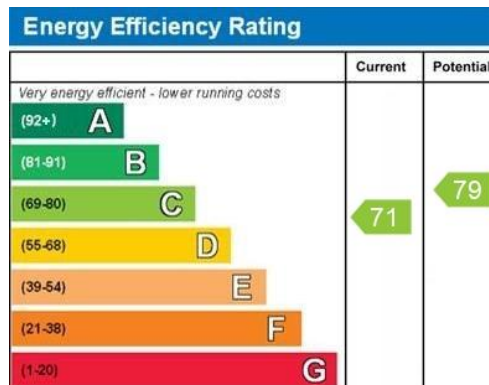


1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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.
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