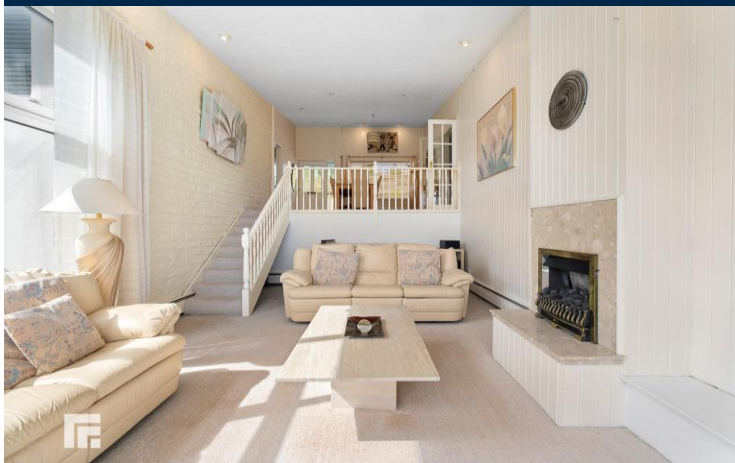




**34 WINDSOR ROAD**  
**RADYR**  
**CARDIFF CF15 8BQ**

ASKING PRICE OF  
**£850,000**



## DETACHED PROPERTY



**4**



**1**



**2**



**2**

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* LARGE PLOT OF JUST UNDER QUARTER ACRE \*\* NO CHAIN \*\*** A unique four bedroom detached family house in the sought after area of Radyr, being positioned on a large plot with delightful rear gardens and an abundance of parking to the front. Dining hallway, cloakroom/utility, lounge with large picture window, kitchen and family room, four double bedrooms and a modern family bath & shower room. Gas central heating. Double glazing. Large rear garden comprising paved patio and lawn. Large Keyblock driveway to front. No chain. EPC Rating: tbc

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in this popular Cardiff suburb. Radyr is well served by local amenities to include shops, golf club and other recreational facilities. Regular public transport facilities by means of both bus and train. There are excellent schools at all levels and the property lies within the catchment area for Radyr Comprehensive School. Access to the A470 and M4 motorway is a short distance away

#### DINING HALLWAY

13' 9" x 13' 6" (4.21m x 4.13m)

Approached via a uPVC entrance door leading to the dining hallway. Steps down to lounge. Laminate flooring. Radiator.

#### LOUNGE

22' 5" x 13' 10" (6.84m x 4.24m)

With large picture window overlooking the exceptional rear garden, patio door to garden. Feature fireplace. Vaulted ceiling.

#### FRONT HALLWAY

Window to front. Door to bedroom and cloakroom/utility.

#### CLOAKROOM/UTILITY ROOM

White suite comprising low level wc and vanity wash hand basin. Plumbing for washing machine. Obscured glass window to front. Radiator.

#### BEDROOM

18' 5" x 9' 6" (max) (5.62m x 2.91m)

With windows to rear and side, a good sized double bedroom. Fitted wardrobe. Radiator.

#### KITCHEN AND FAMILY ROOM

23' 7" x 12' 11" (7.20m x 3.94m)

A spacious open plan kitchen and family room with kitchen well appointed along four sides in woodgrain finish fronts beneath wood worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset five ring gas hob. Integrated oven and space for microwave above. Plumbing for dishwasher. Matching range of eye level wall cupboards. Low level worktop breakfast bar. Tiled splashback. Door to rear lobby. Ample space for family seating area. Windows to front and rear. Door to inner hallway. Radiator.

#### REAR LOBBY

With door to rear garden. Space for fridge freezer.

#### INNER HALLWAY

With doors to bedrooms and bathroom.

#### BEDROOM ONE

14' 3" x 13' 8" (4.35m x 4.19m)

With patio doors opening to glass framed balcony to the rear, an excellent sized primary bedroom. Fitted wardrobes along three sides. Additional window to rear. Radiator.

#### BEDROOM TWO

13' 0" x 9' 1" (3.98m x 2.78m)

Overlooking the driveway to front, a second double bedroom. Fitted wardrobes. Radiator.

#### BEDROOM THREE

11' 11" x 9' 9" (3.64m x 2.99m)

Aspect to front. Fitted wardrobes. Radiator.

#### FAMILY BATHROOM /SHOWER ROOM

11' 10" x 6' 1" (3.61m x 1.87m)

Quality white suite comprising low level wc, vanity wash basin with storage below and above, bath with shower mixer tap, large shower cubicle with twin chrome head shower. Wall tiling and acrylic splash back. Obscure glass window to rear. Heated towel rail and radiator.



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## OUTSIDE

### REAR GARDEN

An exceptionally large rear garden with beautifully presented Chinese slate style paved patio leading onto an area of lawn with inset large pond. Area of artificial lawn and decorative stone relaxation area. Leading to an upper terrace. A variety of of inset plants, shrubs and maturing trees throughout the garden. Access to side. Outside lighting. Outside tap. Storage beneath balcony. Access to basement level housing boiler.

### FRONT GARDEN

Large Keyblock driveway to front providing parking for numerous cars. Wooden fence to front.



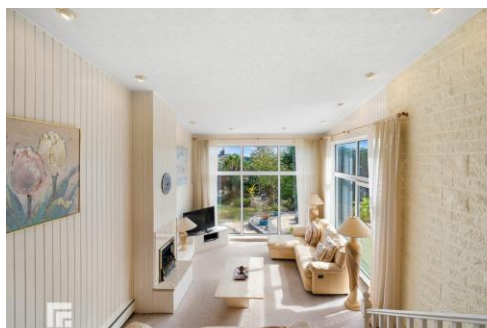
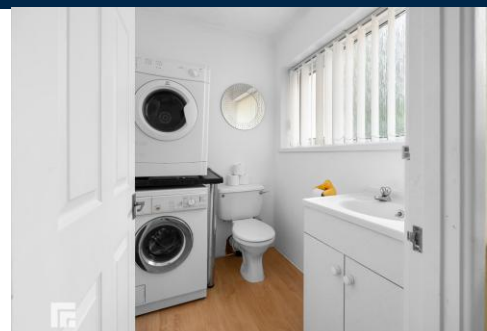


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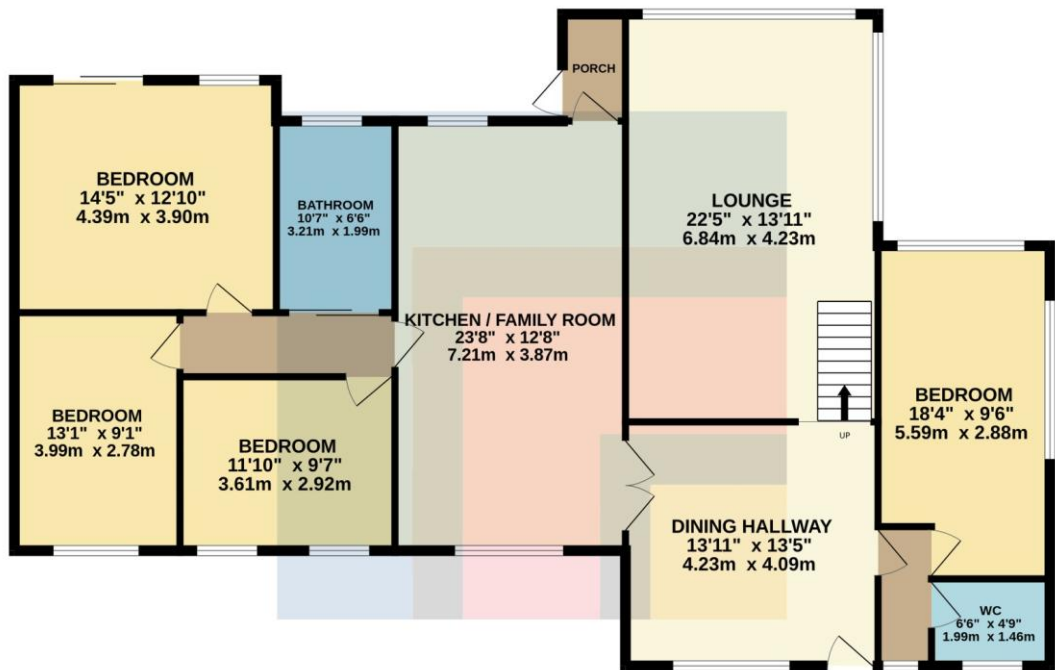


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GROUND FLOOR  
1565 sq.ft. (145.4 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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Glamorgan, CF15 8AA



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