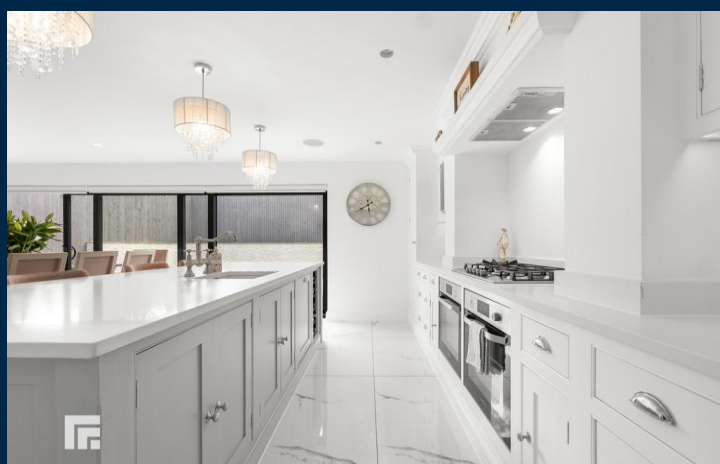




**3 PINE TREE CLOSE**  
RADYR  
CARDIFF CF15 8RQ

ASKING PRICE OF  
**£550,000**



**DETACHED PROPERTY**



**4**



**3**



**4**



**2**

## **\*\* FOUR BEDROOM DETACHED \*\***

**IMMACULATE THROUGHOUT\*\*** A spacious four bedroom detached family house in the popular area of Radyr, being a short distance from transport links and local amenities.

Entrance hall, spacious lounge, kitchen/dining/family room, utility room, study/sitting room and cloakroom. To the first floor there are four good sized bedrooms, two ensembles and a Jack and Jill bathroom. Gas central heating. Rear south westerly facing landscaped garden. 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**

Entered via resin driveway with parking for approximately three vehicles. Gated access to rear garden.

### **HALLWAY**

22' 11" x 6' 5" (7.00m x 1.98m)

Entered via double glazed composite front door into hallway. Feature vaulted ceiling with window to front and velux window to side. Staircase rising to first floor with built in storage under. Porcelain tiled flooring with underfloor heating. Opening to kitchen/dining/family room, doors to lounge, study/sitting room and WC. Storage cupboard.

### **LOUNGE**

16' 6" x 10' 2" (5.04m x 3.12m)

Modern media wall with built in storage cupboards and feature electric fireplace. uPVC double glazed window to front. Radiator. Underfloor heating. Built-in ceiling speakers.

### **KITCHEN/FAMILY/DINING ROOM**

28' 0" x 15' 4" (8.55m x 4.68m)

An exceptional family space with feature three leaf double glazed sliding doors to rear garden. The kitchen is fitted with a wide range of base, eye level and full height units. Central island/breakfast bar incorporating one and a half bowl sink with complementary Quartz work surfaces. Integrated dishwasher. Two electric ovens and gas hob with extractor fan over. Porcelain tiled flooring with underfloor heating. Spotlights. Built-in ceiling speakers. Door to utility room.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,741 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

### **UTILITY ROOM**

7' 1" x 4' 7" (2.18m x 1.42m)

Fitted with base, eye level and full height units. Inset sink and complementary work surfaces. Porcelain tiled flooring with underfloor heating. Space for American fridge/freezer. Cupboard housing gas central heating boiler. Extractor fan. Space for washing machine and tumble dryer.

### **STUDY/SITTING ROOM**

9' 8" x 8' 9" (2.95m x 2.69m)

uPVC double glazed windows to front. Porcelain tiled flooring with underfloor heating. Radiator.

### **CLOAKROOM**

7' 1" x 2' 7" (2.18m x 0.80m)

A luxury suite including low level WC and vanity enclosed wash hand basin. Porcelain tiled flooring with underfloor heating. Extractor fan.

### **FIRST FLOOR**

#### **LANDING**

A spacious landing with doors to four double bedrooms. Loft access with pull down ladder and lighting (part boarded).

#### **BEDROOM ONE**

14' 4" x 9' 8" (4.39m x 2.97m)

Window to rear. Radiator. Door leading to:-

#### **DRESSING ROOM**

5' 8" x 4' 6" to wardrobes (1.74m x 1.38m)

Fitted wardrobes to all walls. Spotlights.

#### **ENSUITE**

11' 3" x 6' 4" (3.43m x 1.95m)

A beautiful suite comprising low level WC, large shower cubicle with rain shower head, separate handheld attachment and glass doors. Vanity unit with double basin and large panelled bath with shower attachments. Wall mounted tv/mirror. Tiled flooring with underfloor heating. Tiled splash backs. Spotlights.



# 3 PINE TREE CLOSE, RADYR, CARDIFF CF15 8RQ

## BEDROOM TWO

13' 5" x 11' 3" (4.09m x 3.44m)

Fitted wardrobes to one wall. Radiator. Door to en-suite.  
Airing cupboard with radiator.

## ENSUITE TWO

5' 11" x 5' 5" (1.81m x 1.66m)

A modern suite to include low level WC, vanity enclosed hand basin and fitted corner shower cubicle. Tiled flooring and splash backs. Ladder radiator. Spotlights and extractor fan. Velux window to side.

## BEDROOM THREE

13' 1" x 10' 2" (4.01m x 3.12m)

Fitted wardrobe to one wall. uPVC double glazed window to front. Radiator. Door to Jack & Jill bathroom.

## BEDROOM FOUR

13' 3" x 10' 2" (4.06m x 3.11m)

Fitted wardrobe to one wall. uPVC double glazed window to rear. Radiator. Door to Jack & Jill bathroom.

## JACK AND JILL BATHROOM

7' 6" x 5' 9" (2.30m x 1.76m)

Another tastefully designed suite to include low level WC, vanity enclosed wash hand basin and panelled bath with shower attachment. Tiled flooring and splash backs. Spotlights and extractor fan. Ladder radiator. uPVC double glazed window to side.

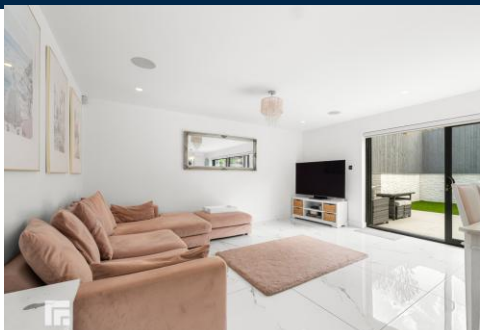
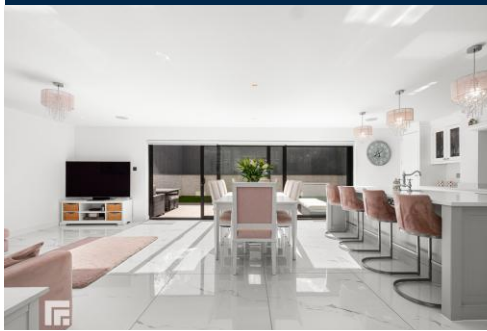
## OUTSIDE

A South Westerly facing, landscaped rear garden with full width paved patio and artificial lawn. Feature boundary wall with stone cladding. Boundary fence. Gated side access. Outside tap and power points.





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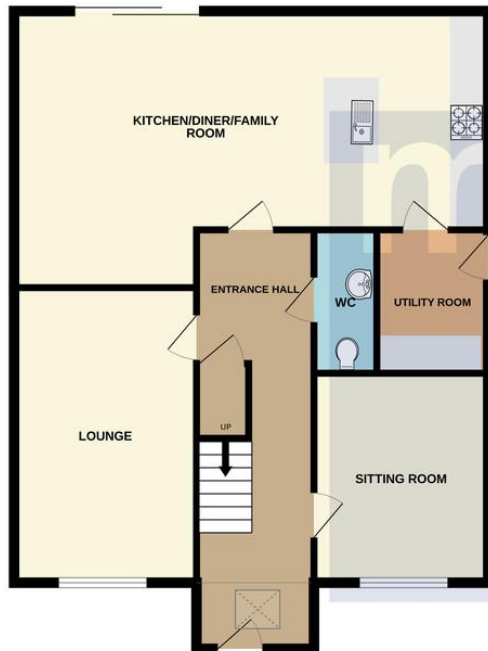
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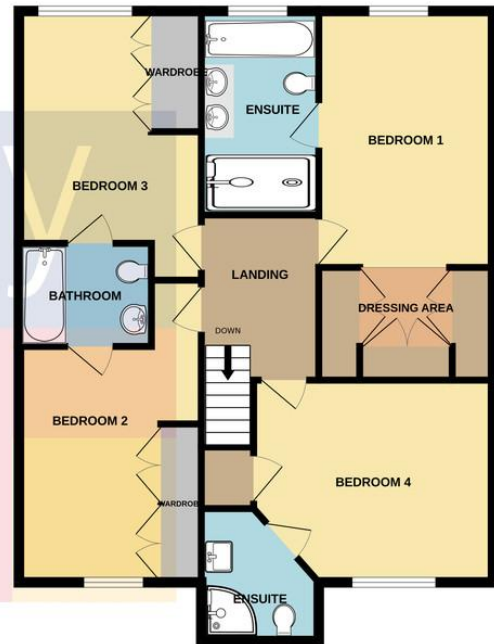


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GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.

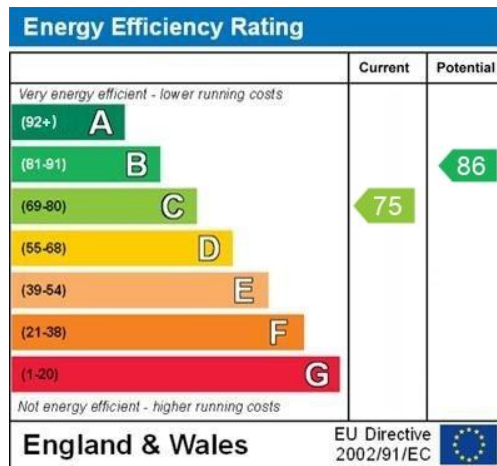


1ST FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 1741 sq.ft. (161.7 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



**RADYR 029 2084 2124**

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



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