



36 HEOL ISAF
RADYR
CARDIFF CF15 8DY

ASKING PRICE OF
£1,100,000



SEMI DETACHED HOUSE



5



2



3



3

**** FIVE BEDROOM SEMI-DETACHED FAMILY HOME ** IN THE HEART OF RADYR**
**** COACH HOUSE **** An exceptionally spacious five double bedroom semi detached Victorian family home situated in the heart of Radyr being only a stones throw away from Radyr Village and transport links. Entrance porch, hallway, bay fronted lounge and original feature fireplace, dining room, sitting room, kitchen/dining room, utility room and cloakroom. To the first floor are three double bedrooms, one with an en-suite, a family bathroom with a separate shower cubicle and corner bath. To the second floor are two double bedrooms and a loft room. Gas central heating. To the rear is a large, landscaped, south-westerly facing rear garden. Detached coach house. EPC Rating: D

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 PORCH

8' 4" x 6' 2" (2.55m x 1.88m)

Entered via a solid wood door, a good sized porch. Original tiled flooring and coving. Traditional wooden door with decorative glass leading into the hallway.

HALLWAY

24' 2" x 6' 5" (7.39m x 1.96m)

A grand entrance hallway. Original pattern, tiled floor and original coving. Sash window to side. Carved, solid wood, turning staircase leading to the first floor. Radiator. Walk-in understairs storage cupboard. Solid wood doors to all rooms.

LOUNGE

17' 5" x 16' 2" (5.32 (into bay)m x 4.94m)

A spacious, family lounge with high ceilings, original coving and tall floor to ceiling sash, bay window to front. Original feature, Marble mantle piece with open fire and tiled hearth. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2671 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

DINING ROOM

16' 8" x 13' 6" (5.09m x 4.13m)

Dining room with ample space for large dining room table; wooden mantelpiece, wood burning effect feature fireplace with slate hearth. Floor to ceiling sash, bay window to side. Radiator.

SITTING ROOM

13' 11" x 13' 6" (4.25m x 4.14m)

Looking out to the well maintained rear garden, a snug sitting room. Feature fireplace with wooden mantelpiece with stone hearth. Built in low level cabinets in alcoves. Radiator. Double French doors to rear. Wooden door into kitchen/dining room.

KITCHEN/DINING ROOM

17' 11" x 17' 1" (5.47m x 5.22 maxm)

Appointed along three sides, a neutral kitchen with high and low level cupboards beneath granite work surfaces; inset stainless steel sink with chrome mixer tap, integrated four ring gas hob, extractor hood, integrated low level single oven, integrated 'NEFF' microwave/grill, integrated fridge, integrated low level freezer and integrated 'NEFF' dishwasher. Display cabinets to one side. Tiled splashbacks and flooring. Spotlights. uPVC window to side. An additional two arch double glazed windows to side. Window to rear. Wooden door to utility room.

UTILITY ROOM

7' 5" x 6' 10" (2.27m x 2.10m)

Appointed along two sides, low level cupboards beneath quality laminate worktops. Stainless steel sink with chrome mixer tap. Plumbing for washing machine and space for tumble dryer. Additional matching wall cupboard. Tiled splashbacks. Spotlights. Roof access. uPVC door and window to rear. Glass window through to kitchen. Door to WC.

WC

White suite; low level WC, inset wash hand basin with twin chrome taps, laminate countertop and vanity. Tiled splashback. Radiator. Wall mounted gas central heating 'Worcester' boiler. Obscured glass window to side.



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FIRST FLOOR

FIRST FLOOR LANDING

Rising from the ground floor via a feature wooden staircase, a good sized landing, doors leading to three bedrooms and family bathroom.

BEDROOM ONE

16' 11" x 15' 7" (5.16 (into bay)m x 4.76m)

An excellent sized primary bedroom with bay fronted window. Built in wardrobes appointed along two sides. Built in vanity with hand wash basin. Radiator.

BEDROOM TWO

16' 4" x 13' 5" (4.98m x 4.09m)

A good sized second bedroom with door to en-suite. Bay window to side. Built in storage appointed along one side. Two radiators.

EN-SUITE

8' 6" x 4' 3" (2.60m x 1.31m)

A white suite comprising of low level wc vanity wash hand basin with storage below and light overhead with integrated electric shaver point. Panelled shower cubicle with glass door. Tiled flooring and splash back areas. Window to side. Extractor fan. Radiator.

BEDROOM THREE

14' 0" x 12' 10" (4.27m x 3.92m)

With window to rear. Built in storage appointed along three sides. Radiator.

FAMILY BATHROOM

9' 10" x 8' 6" (3.00 maxm x 2.61m)

A white suite comprising of low level wc, vanity with wash hand basin, ample storage below laminate worktop. Panelled shower cubicle with built in mobility aids and sliding doors. Half height tiles. Corner unit jacuzzi bath. Tiled flooring. Electric shaver point. Obscured glass window to front. Extractor fan. Heated towel rail.

SECOND FLOOR

SECOND FLOOR LANDING

Further stairs leading to the second floor. Doors off the sizeable landing to two bedrooms a loft room and eaves storage. Upvc double glazed window to side.

BEDROOM FOUR

17' 10" x 13' 5" (5.44m x 4.11m)

Another good sized bedroom with upvc double glazed

window to the front. Slanted ceilings. Door to eaves storage. Hatch to loft space. Radiator.

BEDROOM FIVE

25' 3" x 10' 1" (7.70m x 3.09m)

A final good sized bedroom with one side slanted ceilings. Upvc double glazed bay window overlooking the rear garden. Hatch to loft space. Radiator.

LOFT ROOM/STORAGE CUPBOARD

10' 1" x 6' 6" (3.08m x 1.99m)

Currently used as a storage room.

OUTSIDE

FRONT GARDEN

Bordered by cobbled stone wall and hedges, an attractive courtyard front garden with inset mature shrubbery leading to a central integrated round planter. Long, stone, block paved driveway(metal gate to side). Leading to rear garden and coach house.

REAR GARDEN

A beautifully maintained, large, landscaped, south-westerly facing rear garden. Paved patio area leading to a further side patio with pergola. Bordered by mature plants and shrubs with a large, well manicured lawn. Additional trees and shrubs border the lawn area. Long, stone, block paved driveway(metal gate to side) leading to the detached coach house at the rear.

COACH HOUSE

To the rear of the garden is a detached coach house. Double doors open to a space to park one vehicle. Additional doors opening into a stable. Stairs leading to a hay loft. Carport to side.



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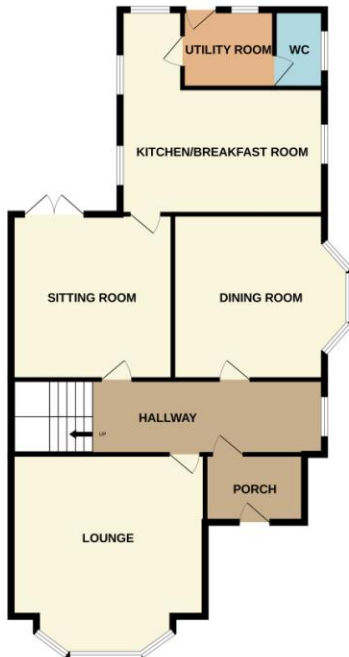


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GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.8 sq.m.) approx.

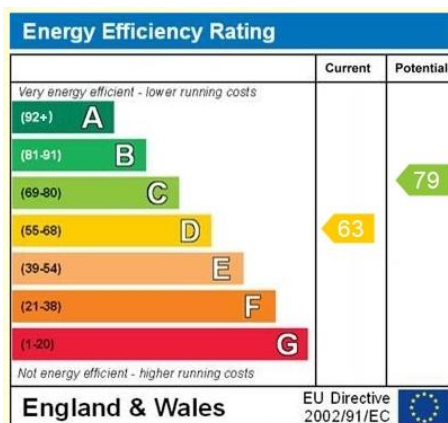


2ND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 2671 sq.ft. (248.2 sq.m.) approx.

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