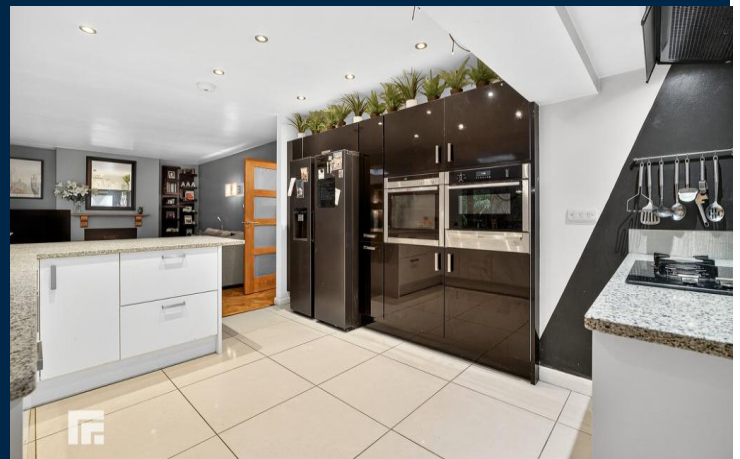




33 WINDSOR AVENUE
RADYR
CARDIFF CF15 8BX

ASKING PRICE OF
£595,000



SEMI-DETACHED PROPERTY



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**** LARGE THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION **** A beautifully presented three double bedroom semi detached family home in the sought after area of Radyr being a short distance from Radyr village and transport links. Spacious entrance hallway, lounge, exceptional open plan kitchen, dining and family room with modern fitted kitchen and folding doors to the rear garden, large laundry room with access to the front storage/part garage, inner lobby and ground floor wet room. To the first floor are three double bedrooms, bedroom one with dressing room and ensuite shower room, there is also a sizeable family bathroom with shower over bath. Gas central heating. Double glazing. South westerly facing rear garden comprising paved patio and lawn. Lawned front garden and driveway. EPC Rating: C

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, cricket 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 HALLWAY

9' 10" x 7' 11" (3.00m x 2.43m)

Approached via a composite entrance door leading to the spacious hallway. Staircase to first floor with low level Understairs storage cupboard. Wood flooring. Radiator.

LOUNGE

11' 10" x 9' 11" (3.63m x 3.04m)

With large window to front. Feature fireplace recess. Quality wood flooring. Radiator.

KITCHEN/DINING AND FAMILY ROOM

27' 4" x 21' 7" (8.35m x 6.58m)

An incredible open plan kitchen, dining and family room. With kitchen well appointed along four sides in high gloss fronts beneath granite worktop surfaces. Inset 1.5 bowl stainless steel sink. Inset four ring gas hob with cooker hood above. Integrated oven and grill with plate warmer. Space for American style fridge freezer. Integrated dishwasher. Ample open space for large family seating and dining. Mixture of tiled floor and quality wood block flooring. Underfloor heating beneath the flooring in the single storey extension. Folding doors opening to the rear patio. Window to rear. Four velux windows to rear pitch. Vertical radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1747 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LAUNDRY ROOM

15' 7" x 6' 7" (4.76m x 2.02m)

Units and worktop to one side. Inset 1.5 bowl stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Double doors opening to large storage. Tiled flooring. Two windows to side. Additional coats storage cupboard. Wall mounted 'Worcester' combi gas central heating boiler. Radiator. Door to part garage/storage.

STORAGE

9' 9" x 9' 8" (2.98m x 2.96m)

With door entrance from the garage. Forming original front part of garage. Lighting. Door to laundry room.

INNER LOBBY

With door to side. Tiled flooring. Door to wet room.

WET ROOM

6' 3" x 5' 6" (1.91m x 1.70m)

Quality white suite comprising low level wc, wash hand basin, walk in shower with mosaic styled flooring. Tiled flooring. Full wall tiling. Extractor fan. Recessed spotlights. Obscured glass window to rear. Chrome heated towel rail.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Linen storage cupboard. Access to roof space. Window to front. Radiator.

DRESSING ROOM TO BEDROOM ONE

8' 8" x 8' 7" (2.65m x 2.63m)

A versatile dressing room forming the entrance to bedroom one.

BEDROOM ONE

12' 2" x 9' 8" (3.72m x 2.97m)

Overlooking the entrance approach, a good sized primary bedroom. Additional window to rear. High vaulted ceiling. radiator. Door to ensuite.



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ENSUITE SHOWER ROOM

9' 0" x 5' 8" (max)(2.75m x 1.75m)

Modern white suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower. Full wall and floor tiling. Window to rear. Recessed spotlights. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

12' 0" x 10' 11" (3.68m x 3.33m)

Overlooking the delightful rear garden, a second double bedroom. Radiator.

BEDROOM THREE

11' 10" x 10' 0" (3.62m x 3.05m)

Large window overlooking the lawned front garden, a third double bedroom. Radiator.

FAMILY BATHROOM

12' 6" x 5' 10" (3.82m x 1.80m)

A sizeable family bathroom with modern white suite comprising low level wc, wash hand basin, tile panelled bath with chrome shower above and folding glass shower screen. Full wall tiling. Tiled flooring. Two windows to rear. Recessed spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a south westerly facing aspect with paved patio leading into a well manicured area of lawn with a variety of inset shrubs and maturing trees. Side access.

FRONT GARDEN

Large well manicured area of lawn to front. Pressed concrete driveway. Low level brick built wall to front boundary. Inset plants and shrubs. Slate stepping stones leading to front entrance.



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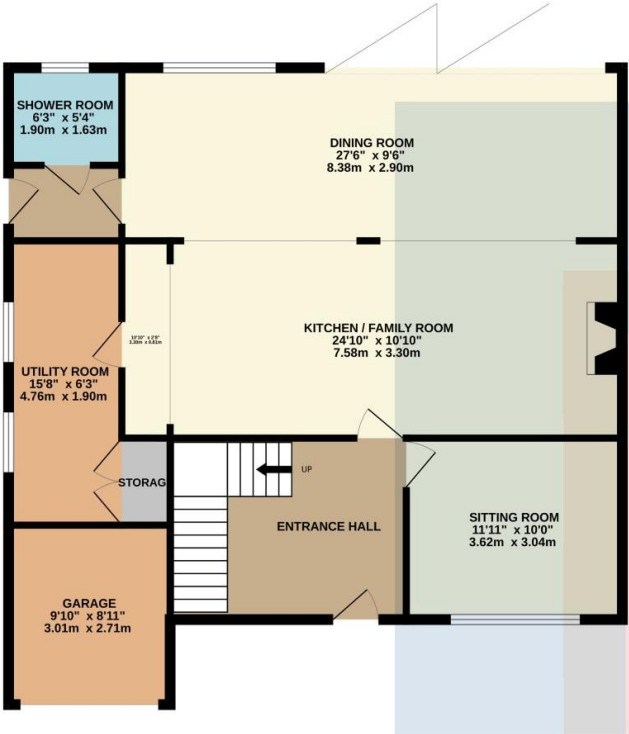
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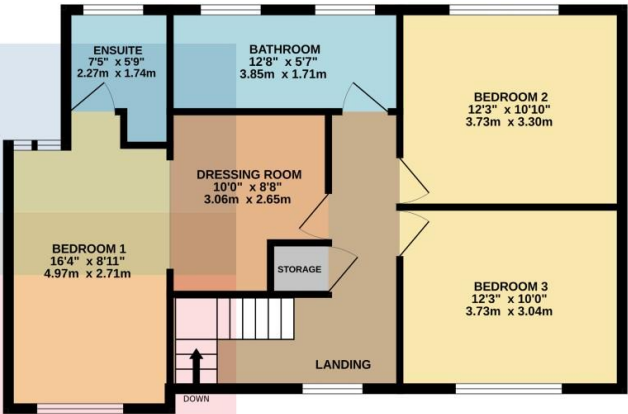
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GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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