



43 HAZEL TREE CLOSE
RADYR
CARDIFF CF15 8RS

ASKING PRICE OF
£350,000



DETACHED HOUSE



3



1



2



2

****DETACHED PROPERTY**THREE BEDROOMS**DRIVEWAY AND GARAGE**** In the sought after area of Radyr, a three bedroom, detached family home. Entrance porch, family lounge, open plan kitchen/dining room, conservatory, and WC. To the first floor; master bedroom, a second double bedroom, family bathroom and third bedroom. Enclosed rear garden. Garage and driveway. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1111 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

ENTRANCE PORCH

Entered via a uPVC door. Radiator. Door to WC and Lounge.

CLOAKROOM

5' 4" x 2' 8" (1.65m x 0.82m)

White suite. Low level WC, wash hand basin. Obscured glass window.

LOUNGE

16' 10" x 12' 4" (5.14m x 3.77m)

A good sized family lounge. Wooden mantle piece. uPVC window to front. Laminate flooring. Stairs to first floor. Double doors into kitchen/dining room.

KITCHEN/DINING ROOM

16' 9" x 10' 6" (5.13m x 3.22m)

Appointed along three sides, high and low level cupboards beneath wood effect laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap, integrated four ring gas hob, integrated single oven, space for fridge/freezer and space for washing machine. Ample space for dining room table. uPVC window to rear. uPVC door to side for access to rear garden. Sliding doors into conservatory.

CONSERVATORY

9' 2" x 8' 8" (2.81m x 2.65m)

Conservatory with UPVC windows. Double french uPVC doors opening into the rear garden.

FIRST FLOOR

LANDING

Landing area with airing cupboard housing hot water cylinder. Access to roof space. Window to side. Doors to all rooms.

BEDROOM ONE

12' 6" x 9' 11" (3.82m x 3.03m)

A spacious master bedroom. Laminate flooring. Radiator. uPVC window to front.

BEDROOM TWO

9' 6" x 9' 1" (2.90 (to wardrobes)m x 2.79m)

A second double bedroom. Built in wardrobes to one side. Radiator. uPVC window to rear.

BEDROOM THREE

7' 7" x 6' 8" (2.33m x 2.04m)

A third bedroom. radiator. uPVC window to front.

BATHROOM

7' 4" x 5' 5" (2.26m x 1.67m)

White suite; low level WC, pedestal wash hand basin with twin taps, bath with twin taps, shower and glass screen. Tiled splashbacks. Radiator. Obscured glass window window to side and rear.



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OUTSIDE

REAR GARDEN

Bordered by a timber fence, area laid to lawn with paved patio to side. Large timber shed with additional smaller timber shed. Outside tap. Gate to side for access.

FRONT GARDEN

Driveway with parking for two vehicles.

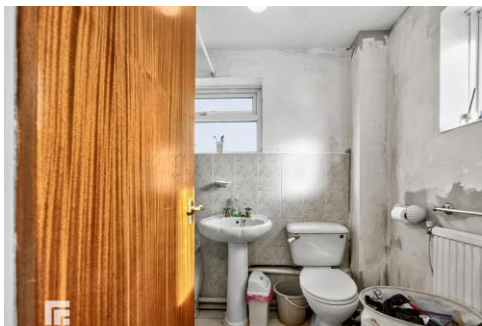
GARAGE

16' 6" x 7' 11" (5.05m x 2.42m)

Single garage with up and over door. Part boarded and insulated. Power and lighting. Door to rear.



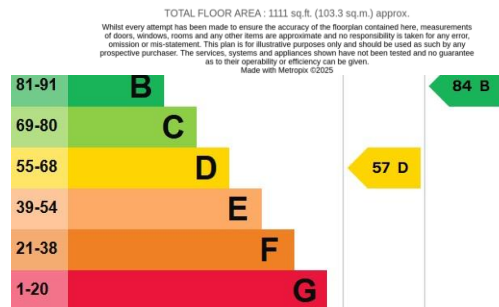
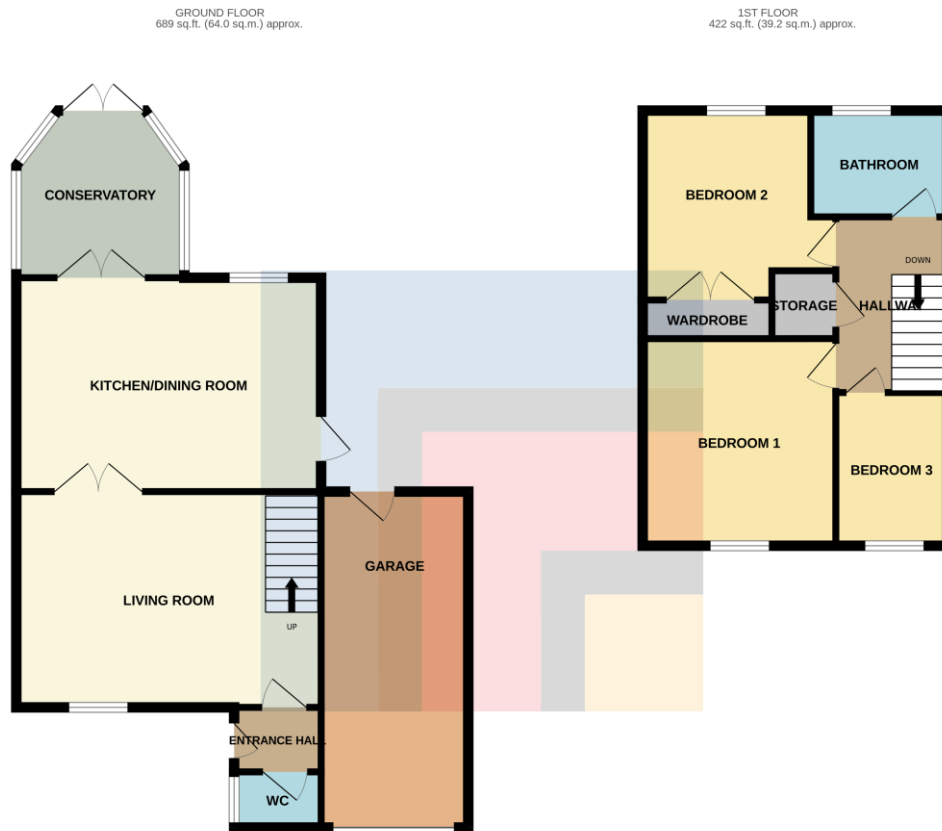
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