



GARTH ISAF

RADYR







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RADYR, CF15 8GQ - £739,500

 5 bedroom(s)

 3 bathroom(s)

 2122.84 sq ft

JeffreyRoss are proud to bring to the market this beautifully presented and extended 5 double bedroom, prestigious 'Highgate 5' Redrow built family home in the popular Parc Radur Development in Radyr. The property is located in a quiet cul-de-sac at the end of Garth Isaf. The property briefly comprises entrance hallway, living room, open plan kitchen, family and dining room, utility room and downstairs WC. The first floor are three double bedrooms and family bathroom, with the master bedroom benefiting large bedroom, dressing room and large ensuite with Jack and Jill sinks and walk in shower. To the second floor there are two further double bedrooms and a family shower room. Gas central heating, double glazing. Private rear landscape garden, large double garage and the new addition of a games room and bar, make this arguably the best house in the development. Keyblock driveway to the front with parking for 4 cars. EPC Rating: B

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 with Radyr comprehensive school a two minute walk. There is also a train station and regular bus service to and from Cardiff City Centre

Take closer look at our interactive walk through Virtual tour, where you can even measure for your own furniture as well as our bespoke marketing video. Get in touch with our Pontcanna office to arrange your viewing.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash

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Director

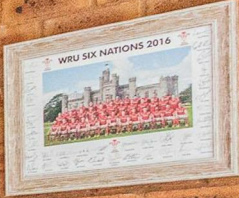






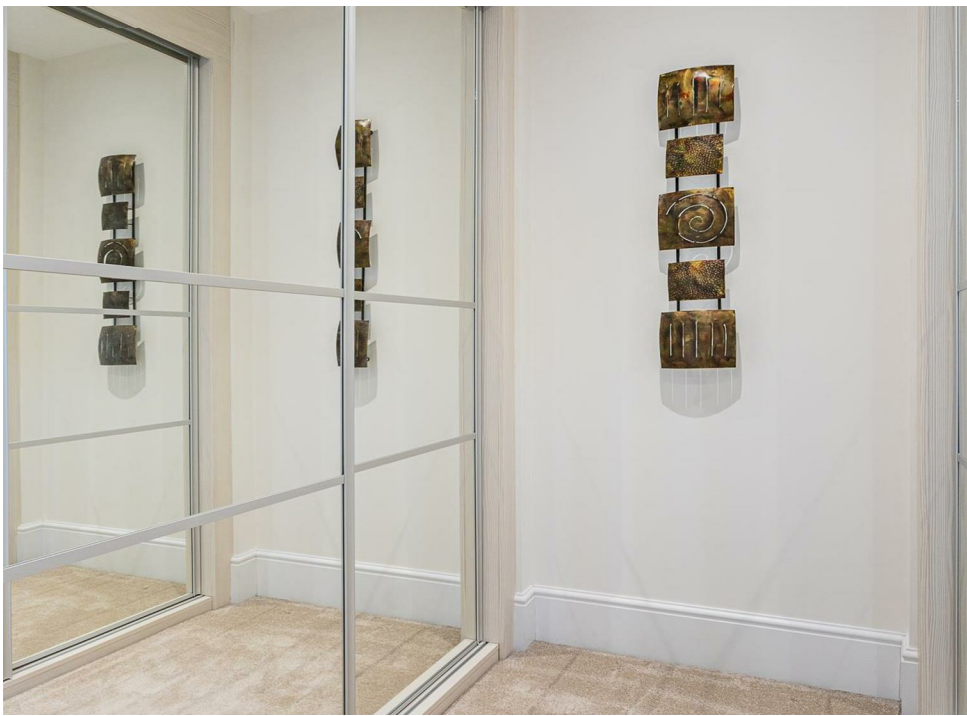
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE HALLWAY

2.39m x 2.01m (7'10" x 6'7")

LIVING ROOM

5.01m x 3.65m (16'5" x 11'11")

KITCHEN AREA

3.85m x 4.26m (12'7" x 13'11")

Stylish kitchen located to the front of the home which opens onto the dining and family area with sliding doors onto the garden. Appliances include state of the art Quooker Tap for instant hot and cold water as well as fizzy water. AEG double oven and grill, 6 ring gas burner and extractor over, stylish glass splash-back, double fridge and freezer and dishwasher.

FAMILY ROOM AND DINING AREA

3.48m x 6.73m (11'5" x 22'0")

UTILITY

2.06m x 2.18m (6'9" x 7'1")

DOWNSTAIRS WC

0.98m x 2.19m (3'2" x 7'2")

GAMES ROOM AND BAR

6.98m x 3.70m (22'10" x 12'1")

New room that has been built onto the back of the double garage by the current owners to create a games room and bar, currently big enough for a pool table. A extremely versatile space and a great addition. Bi-folding doors open onto the garden.

TO THE FIRST FLOOR

FAMILY BATHROOM

1.90m x 2.46m (6'2" x 8'0")

BEDROOM TWO

3.61m x 3.11m (11'10" x 10'2")

BEDROOM THREE

3.40m x 3.11m (11'1" x 10'2")

MASTER SUITE

4.07m x 3.72m (13'4" x 12'2")

This fantastic master suite takes up 50% of the first floor and has been finished to a very high standard.

DRESSING AREA

2.40m x 3.07m (7'10" x 10'0")

3 x built in Wardobes.

ENUSITE

1.92m x 3.29m (6'3" x 10'9")

TO THE SECOND FLOOR

BEDROOM FOUR

3.97m x 3.74m (13'0" x 12'3")

BATHROOM

1.39m x 2.60m (4'6" x 8'6")

BEDROOM FIVE

3.11m x 4.22m (10'2" x 13'10")

GARDEN

Landscaped rear garden, door to garage and games room, side gate, patio and lawned area. Perimeter walled boundary and hidden area to hide the bins.

GARAGE

5.64m x 5.52m (18'6" x 18'1")

Impressive double garage with electric up and over door, the loft has been converted for further storage.

TENURE

We are informed by the owners that the property is freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band G

ADDITIONAL INFORMATION

NHBC warranty for a further 7 years

Garden room and Bar built in 2020

4-6 car driveway



“ A fantastic family home in the popular Parc Radyr development by Redrow Homes, This impressive 5 bedroom detached home as been further improved by the addition of a games rooms and bar in the garden.

Comments by Mr Elliott Hooper-Nash

13 Garth Isaf, Radyr, CRF

Main Building: Total Interior Area Above Grade 172.23 m²



Ground Floor
Interior Area 69.42 m²



1st Floor
Interior Area 68.40 m²



2nd Floor
Interior Area 34.41 m²



PREPARED: 2023/07/01

www.jeffreyross.co.uk

Jeffrey Ross