



60 DE CLARE DRIVE  
RADYR  
CARDIFF CF15 8FY

ASKING PRICE OF

**£750,000**



DETACHED PROPERTY



**5**



**4**



**5**



**2**

\*\* FIVE BEDROOM THREE STOREY DETACHED  
\*\* DOUBLE GARAGE \*\* ONE BEDROOM ANNEX  
\*\*A five bedroom detached family home located in the sought after location of Radyr in a sought-after location fronting the river taff. Entrance hallway, cloakroom, bay fronted lounge, bay fronted kitchen/breakfast room with central island, integrated appliances and doors to the rear garden, garden room, utility room. To the first floor a principal bedroom with ensuite and dressing room, a second bedroom with ensuite. To the second floor bedroom three with ensuite, two further bedrooms, family bathroom and a second dressing room. The Annex has an independent entrance with kitchen, lounge, one bedroom and a shower room. Delightful rear garden with paved patio leading to artificial lawn and a brick bike store. Long driveway to the side leading to single garage. EPC Rating: TBC

#### 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 HALLWAY

Approached via a uPVC entrance door leading to the spacious entrance hallway. Under stairs storage cupboard. Additional storage cupboard. Quality herringbone effect LVT flooring.

#### CLOAKROOM

Quality white suite comprising low level wc and vanity wash basin with storage below. Quality herringbone effect LVT flooring. Extractor fan. Radiator.

#### LOUNGE

23' 1" x 11' 6" (into bay) (7.05m x 3.51m)

A large bay fronted reception overlooking the central green with inset wooden shutters. Feature central chimney break with oak beam and storage with shelving to either side. French doors opening to rear garden. Quality herringbone effect LVT flooring. Two radiators.

#### KITCHEN AND BREAKFAST ROOM

23' 1" x 9' 9" (into bay) (7.04m x 2.98m)

A delightful bay fronted kitchen and breakfast room with modern fitted 'Wren' kitchen well appointed along one side. Inset ceramic sink with side drainer. Integrated dishwasher. Integrated fridge freezer. Integrated two ovens, microwave and plate warmer below. Brick effect splashback to sink area. Large central breakfast bar island with inset four ring induction hob with a central extractor fan. Inset wooden shutters to bay window. Quality herringbone effect LVT flooring. Radiator. Opening to utility room and garden room.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 2,413 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### GARDEN ROOM

15' 6" x 8' 0" (4.73m x 2.45m)

An impressive garden room currently utilised as a family dining room. With uPVC double glazed walls and roof. Brick effect wall to one side. French doors to the paved patio. Quality herringbone effect LVT flooring. Radiator.

#### UTILITY ROOM

6' 7" x 5' 10" (2.01m x 1.79m)

With units and worktops along two sides. Plumbing for washing machine. Space for tumble dryer. Concealed 'Worcester' gas central heating boiler. Brick effect splash back. Quality herringbone effect LVT flooring. Radiator.

#### FIRST FLOOR

##### LANDING

Approached via easy rising staircase to central landing area. Doors to all rooms. Stairs leading to second floor.

#### BEDROOM ONE

21' 4" x 11' 6" (6.51m x 3.52m)

An excellent sized primary bedroom with windows to front and rear. Inset wood shutters to windows. Radiator. Doors to dressing room and en-suite.

#### DRESSING ROOM

6' 8" x 5' 7" (2.05m x 1.72m)

With window to front, a versatile dressing room/walk in wardrobe or study, depending on needs.

#### ENSUITE SHOWER ROOM ONE

8' 1" x 5' 6" (2.47m x 1.69m)

Quality, modern white suite comprising low level wc, vanity wash basin with tiled splash back, large shower cubicle with glass fronted screen. Tiled splash back. Recessed spotlights. Quality tiled flooring. Electric shaver point. Extractor fan. Obscured glass window to rear. Radiator.

#### BEDROOM TWO

15' 5" x 10' 6" (4.71m x 3.22m)

An exceptional sized bedroom with window to front. Door to ensuite. Radiator.



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## ENSUITE TWO

A white suite comprising of low level wc, vanity twin wash hand basin with ample storage below worktop. Corner shower cubicle with chrome shower head above. Tiles to splash back areas. Airing cupboard. Electric shaver point. Obscured glass window to rear. Extractor fan. Decorative floor tiles. Radiator.

## SECOND FLOOR

### LANDING

Approached via full turning staircase to central landing area. doors to all rooms. Loft access.

### BEDROOM THREE

15' 5" x 10' 10" (4.72m x 3.32m)  
Another excellent sized room overlooking the front entrance approach. Door to ensuite. Radiator.

### ENSUITE THREE

9' 0" x 5' 6" (2.75m x 1.69m)  
A white suite comprising of low level wc, twin wash hand basin, ample storage below worktop. Large shower cubicle with chrome shower head above, sliding glass screen, tiles to splash back areas. Electric shaver points. Obscured glass window to rear. Decorative floor tiles. Radiator.

### BEDROOM FOUR

11' 6" x 12' 2" (3.52m x 3.72m)  
Another good sized bedroom overlooking the front entrance approach. Door to dressing room currently used as additional office/craft space. Radiator.

### SECOND DRESSING ROOM

6' 9" x 5' 7" (2.07m x 1.72m)  
Dressing room overlooking front entrance.

### BEDROOM FIVE

11' 6" x 8' 10" (3.52m x 2.70m)  
Final bedroom overlooking rear garden. Radiator.

### FAMILY BATHROOM

8' 6" x 5' 6" (2.60m x 1.68m)  
A white suite comprising of low level wc, wash hand basin, ample storage below worktop. Corner shower cubicle with chrome shower head above. Tiled to splash back areas. Panelled bath with handheld shower head. Electric shaver point. Obscured glass window to rear. Decorative tiled flooring. Radiator.

## ANNEX

With independent entrance. Approached via a uPVC entrance door.

## KITCHEN

9' 4" x 8' 7" (2.87m x 2.63m)  
Well appointed along three sides in woodgrain finish fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Two velux windows. Radiator.

## LOUNGE

11' 11" x 8' 8" (3.65m x 2.66m)  
Overlooking the front garden and green beyond. Radiator.

## BEDROOM

15' 1" x 8' 1" (4.62m x 2.47m)  
Sizeable double bedroom. Double French doors to garden. Loft access. Radiator.

## SHOWER ROOM

6' 7" x 4' 9" (2.02m x 1.45m)  
White suite comprising low level wc, wash hand basin with storage below, corner shower cubicle. Tiled splash back. Light tunnel. Extractor fan. Tiled flooring. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Comprising paved patio leading onto an area of artificial lawn with additional rear paved patio area. Conifers to rear border. Large brick built bike store with power and lighting. Side access. Outside lighting. Outside tap.

### FRONT GARDEN

Enclosed front garden with central gate and paved pathway to front door. Laid to slate chippings. Outside power points.

## PARKING

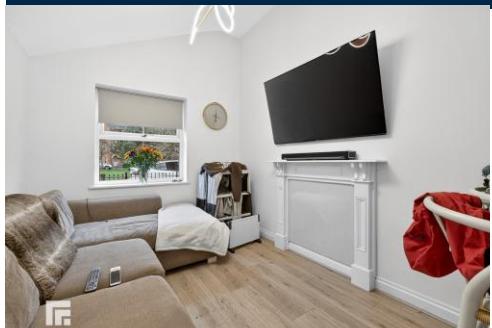
Long driveway to side leading to garage.

## GARAGE

Single garage with up and over access door.



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GROUND FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.

1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.

2ND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 2413 sq.ft. (224.2 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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EPC to be inserted here

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Glamorgan, CF15 8AA

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