



5 LIME CLOSE
RADYR
CARDIFF CF15 8EG

OFFERS IN EXCESS OF
£450,000



SEMI-DETACHED PROPERTY



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**** NO CHAIN ** SEMI DETACHED PROPERTY ** THREE DOUBLE BEDROOMS ** LANDSCAPED GARDEN **** A beautifully presented three double bedroom property in the sought after area of Radyr. Entrance porch, hallway, spacious family lounge with multi fuel stove, dining room, kitchen and conservatory. To the first floor; spacious primary bedroom, a good sized second double bedroom, family shower room and third bedroom. Landscaped rear garden. Front garden with long driveway facing green area. Electric car charger. EPC rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1069 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE PORCH

Entered via a uPVC sliding door. Tiled flooring. Spotlights. uPVC door into hallway.

HALLWAY

11' 1" x 6' 10" (3.38m x 2.09m)
A welcoming hallway. 'Parquet' solid wood flooring. Radiator. Obscured glass uPVC window to front. Built in under stairs storage cupboard. Staircase with painted wooden spindles to first floor. Doors to all rooms.

LOUNGE

13' 1" x 13' 1" (4.01m x 4.01m)
A spacious family lounge with lounge 'Penguin' multi fuel stove, slate hearth and oak lintel mantle. Solid wood 'parquet' flooring. Radiator. Large uPVC window to front. Door to hallway. Archway through to dining room.

DINING ROOM

10' 0" x 10' 4" (3.07m x 3.17m)
A good sized dining room. Continuation of 'parquet' flooring. Radiator. Sliding uPVC door into conservatory.

CONSERVATORY

9' 7" x 8' 5" (2.94m x 2.57m)
A light, spacious conservatory. Tiled flooring. uPVC windows and double French doors opening into rear garden. Archway through to kitchen.

KITCHEN

19' 2" x 9' 9" (5.86m x 2.98m)
Appointed along two sides, modern matt, navy night and low level cupboards beneath solid oak worktops. Large draws. Inset ceramic sink with chrome mixer 'Quooker' tap, integrated four ring induction hob with extractor hood, integrated oven and integrated microwave oven/grill, integrated dishwasher, space for fridge freezer and discs for washing machine. Built in storage cupboard. Tiled flooring. Spotlights. Radiator. Open plan through to conservatory.

FIRST FLOOR

LANDING

Access to loft space. uPVC window to side. Doors to all rooms.

BEDROOM ONE

13' 4" x 11' 11" (4.07m x 3.65m)
A large primary bedroom. Radiator. uPVC window to rear.

BEDROOM TWO

13' 1" x 11' 2" (4.01m x 3.42m)
A spacious, second double bedroom. Built in step in wardrobe. Radiator. Large uPVC window to front.

BEDROOM THREE

8' 11" x 8' 5" (2.72m x 2.59m)
A third double bedroom. Radiator. uPVC window to front.

FAMILY SHOWER ROOM

6' 8" x 6' 6" (2.05m x 1.99m)
Modern white suite; low level WC, wall hung vanity with black stand and black mixer tap, step in shower with dual headed black shower and glass shower screen. Black heated towel rail. Patterned tiled flooring. Half wall tiling. Tiled splashbacks. Extractor fan. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a beautifully landscaped and enclosed rear garden. Paved, stone patio area with steps leading down to a further, large patio. Area of lawn. Metal gate to side for access.

FRONT GARDEN

Laid to lawn with stone area and stepping stones leading to front door.

GARAGE

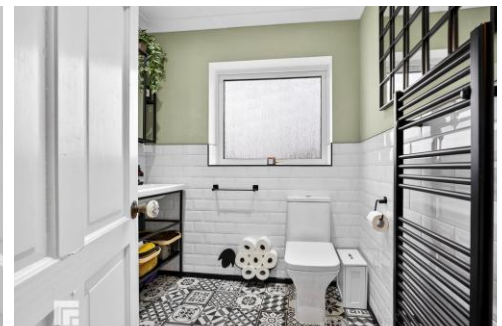
Garage with up and over door. Power and lighting.

DRIVEWAY

Long driveway with parking up to four vehicles. Outside tap. Electric car charger.

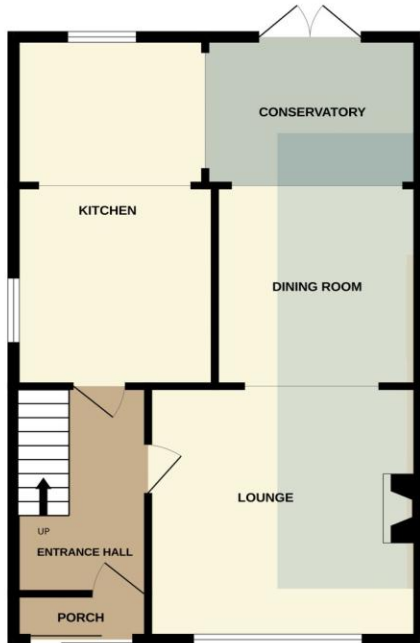


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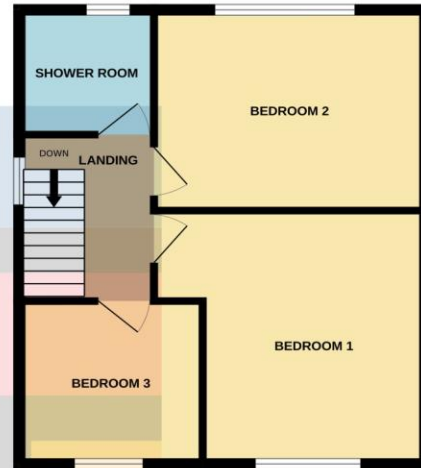


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GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 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 | | 77 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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