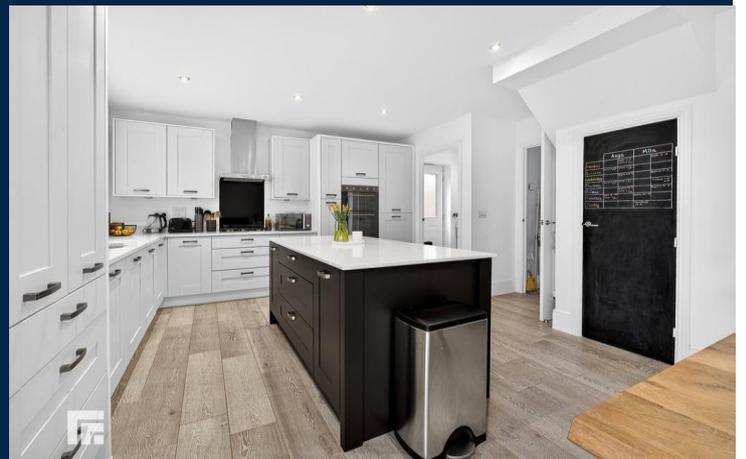




18 CLOS PARC RADUR
RADYR
CARDIFF CF15 8GH

ASKING PRICE OF
£585,000



DETACHED HOUSE



4



2



3



1

**** CAMBRIDGE STYLE FOUR BEDROOM DETACHED ** DETACHED GARAGE **** A beautifully presented, four bedroom detached, Redrow built, 'Cambridge' style family home, in a sought after modern developments, with easy access to Radyr village and transport links. Entrance hallway, cloakroom, large lounge, spacious kitchen/diner and family room with quality quartz worktops and central breakfast island, separate utility room. To the first floor are four bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Attractive paved patio and lawned rear garden. Keyblock driveway to side leading to garage. EPC rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Staircase to first floor. Quality wood effect tiled flooring.

CLOAKROOM

A sizeable cloakroom comprising low level wc and wash hand basin. Quality wood effect tiled flooring. Obscured glass window to front. Recessed spotlights. Radiator.

LOUNGE

16' 7" x 12' 3" (5.07m x 3.75m)
Overlooking the front, an excellent sized reception. Central feature chimney breast with built in storage and shelves to either side. Radiator. Fitted wooden shutters.

KITCHEN/DINER/FAMILY ROOM

25' 7" x 13' 1" (7.80m x 3.99m)
A good sized kitchen/diner and family room with modern fitted kitchen well appointed along two sides in shaker style fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring gas hob with cooker hood above. Integrated oven and grill. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Central breakfast bar island with seating and storage. Ample space for family dining or seating. Doors to rear garden. Window to rear. Understairs storage cupboard. Quality wood effect tiled flooring. Radiator. Door to utility room.

UTILITY ROOM

6' 6" x 5' 8" (2.00m x 1.75m)
With matching kitchen units and quartz worktop. Inset stainless steel sink. Plumbing for washing machine. Space for tumble dryer. Concealed 'Ideal Logic' gas central heating boiler. Door to side drive. Quality wood effect tiled flooring. Radiator.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Radiator.

BEDROOM ONE

15' 5" x 12' 3" (4.71m x 3.75m)
Overlooking the front, an excellent sized primary bedroom. Fitted wooden shutters. Fitted wardrobes to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Tiled splash back. Electric shaver point. Recessed spotlights. Obscured glass window to side. Extractor fan. Quality wood effect tiled flooring. Chrome heated towel rail.

BEDROOM TWO

13' 3" x 9' 3" (4.05m x 2.84m)
Overlooking the entrance approach, a good sized second double bedroom. Fitted wooden shutters. Fitted wardrobes. Radiator.

BEDROOM THREE

11' 3" x 10' 0" (3.44m x 3.07m)
Overlooking the attractive rear garden, a third double bedroom. Radiator.

BEDROOM FOUR

9' 1" x 7' 6" (2.77m x 2.30m)
Aspect to rear. Radiator.



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FAMILY BATHROOM

10' 9" x 5' 9" (3.29m x 1.76m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel glass shower screen. Tiled splash back. Obscured glass window to side. Extractor fan. Electric shaver point. Tiled flooring. Airing cupboard housing the hot water cylinder with shelving. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

With a delight curved paved patio leading onto an area of lawn with lower tier lawn area. Outside tap. Timber shed behind garage. Timber gate leading to driveway.

FRONT GARDEN

Area of lawn and loose barn. Hedgerow to front. Paved pathway to front door.

DRIVEWAY

Long Keyblock driveway to side.

GARAGE

Detached single garage with up and over access door.



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GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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