



141 HEOL ISAF
RADYR
CARDIFF CF15 8DX

ASKING PRICE OF
£895,000



DETACHED HOUSE



4



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**** SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE ** LARGE GARDEN ** NO CHAIN **** A spacious four bedroom detached family house located at the head of a private driveway, in the sought after area of Radyr being a short distance from Radyr village and transport links. The property comprises of an entrance porch, boot room, entrance hallway, lounge, conservatory, dining room, kitchen, inner lobby, cloakroom and utility. To the first floor is a large landing, four bedrooms, primary bedroom with ensuite bath & shower with a balcony and there is a sizeable family shower room. Gas central heating. Large front garden with long driveway leading to garage and a paved patio and lawned rear garden. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX : 2716 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

ENTRANCE PORCHWAY

Spacious entrance porchway with windows to front and side. Tiled flooring. Door to hallway and boot room.

BOOT ROOM/STORAGE

7' 10" x 6' 5" (2.39m x 1.96m)

A versatile storage area access via the porch and garage.

ENTRANCE HALLWAY

35' 0" x 7' 9" (10.68m x 2.37m)

Approached via a mainly glazed wood framed door leading to the exceptionally spacious entrance hallway with large windows to front. Staircase to first floor with under stairs recess. Delightful seating area. Continuation of the hallway into side lobby offers additional storage.

LOUNGE

20' 9" x 16' 2" (6.33m x 4.93m)

An excellent sized primary reception with fireplace and storage to one side. Window to front. French doors to conservatory. Folding doors to dining room. Radiator.

CONSERVATORY

15' 2" x 10' 4" (4.63m x 3.17m)

Overlooking the attractive rear garden. French doors to either side leading to the rear patio.

DINING ROOM

14' 1" x 11' 8" (4.30m x 3.58m)

A sizeable family dining room with window to rear. Folding doors from lounge. Door to kitchen. Radiator.

KITCHEN

12' 2" x 11' 8" (3.73m x 3.56m)

Appointed along four sides in wood panelled fronts beneath granite worktop surfaces. Inset two bowl sink with stainless steel dish washing areas to either side. Space for range style cooker. Integrated microwave. Tiled splash back. Tiled flooring. Window to rear. Radiator. Doors to inner lobby and dining room.

INNER LOBBY

Tiled flooring. Airing cupboard housing the hot water cylinder. Door to cloakroom, kitchen and utility room.

CLOAKROOM

Comprising low level wc and wash hand basin. Tiled flooring. Obscured glass window to rear.

UTILITY ROOM

With worktop to one side. Plumbing for washing machine and space for tumble dryer. Door to rear garden. Door to boiler room housing the floor mounted 'Ideal Mexico 2' gas central heating boiler.

FIRST FLOOR

LANDING

Approached via easy rising staircase to central landing area. Doors to all rooms. Storage cupboard. Window overlooking the entrance approach. French door leading to wrap around balcony. Loft access. Recessed spotlights. Radiator.



141 HEOL ISAF, RADYR, CARDIFF CF15 8DX

BEDROOM ONE

18' 5" x 16' 7" (5.62m x 5.08m)

An excellent sized bedroom with double French doors to balcony overlooking the rear garden. Built in storage appointed along two sides. Door to ensuite. Radiator.

ENSUITE

9' 2" x 3' 9" (2.81m x 1.15m)

A modern suite comprising of low level wc, vanity wash hand Basin with storage below. Panelled bath with chrome mixer tap and hand held shower head. Corner shower cubicle with glass door and twin overhead shower heads. Fully tiled walls. Window to side. Chrome heated towel rail.

BEDROOM TWO

15' 11" x 12' 1" (4.87m x 3.69m)

Another excellent sized bedroom overlooking the rear garden. Built in storage appointed along two sides. Built in sink with storage below. Radiator.

BEDROOM THREE

12' 2" x 10' 2" (3.72m x 3.11m)

Overlooking the rear garden. Radiator.

BEDROOM FOUR

12' 2" x 8' 3" (3.71m x 2.52m)

Window to rear. Radiator.

FAMILY BATHROOM

7' 9" x 6' 2" (2.37m x 1.90m)

A white suite comprising of low level wc, vanity wash hand basin with eye level units and storage below. Corner shower cubicle with sliding glass doors and electric shower heads. Fully tiled walls. Electric shave point. Window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A delightful and beautifully presented rear garden approached via double French doors to paved patio. A large area of lawn with large oak tree. Paved patio path leading to additional patio area. To the right hand side a pergola with swinging bench. A range of mature shrubbery through the garden. Garden shed. Enclosed by wooden fencing. Outside tap. Wooden side gate leading to front entrance.

FRONT GARDEN

With large in and out driveway. Neat beds of plants and shrubs. Wide paved pathways. Gates to either sides. Outside power point. Outside light.

DOUBLE GARAGE

20' 5" x 17' 10" (6.23m x 5.44m)

With up and over access door. Power and lighting. Windows to rear. Radiator.



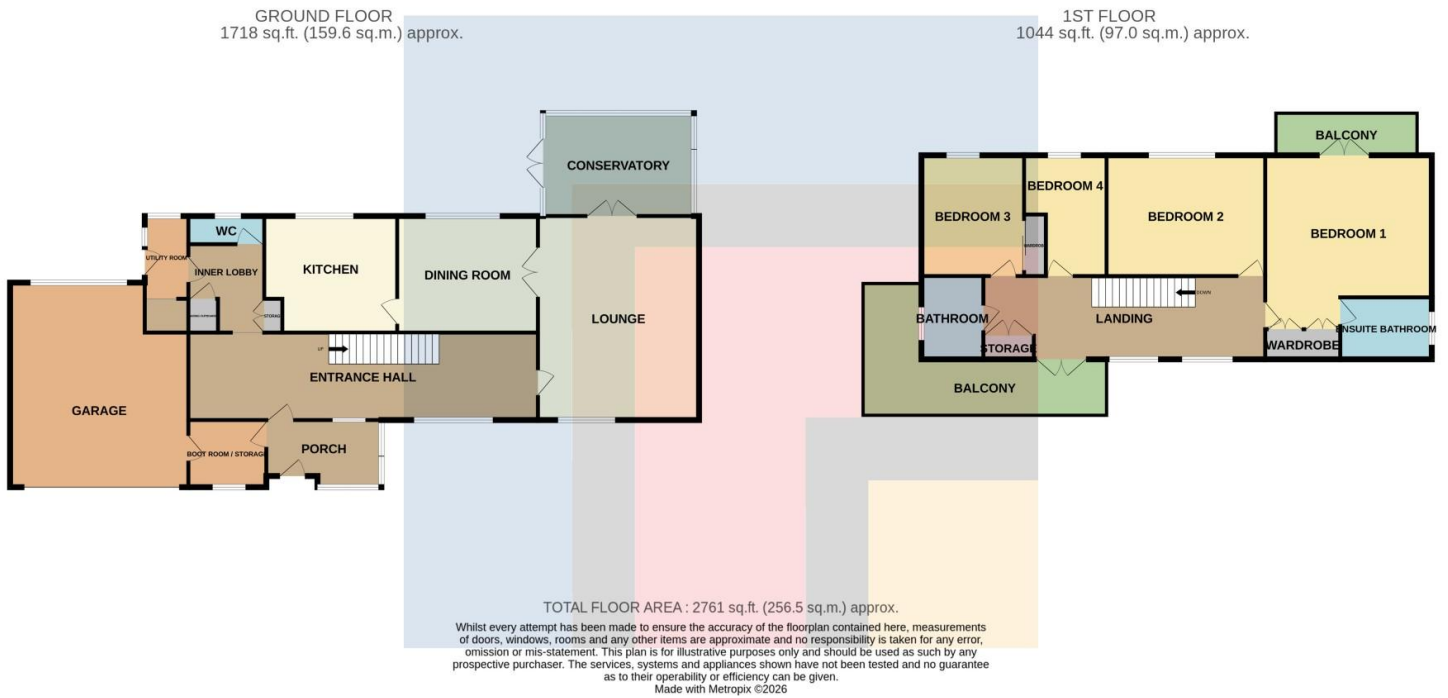
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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