



5 ST. PHILBERT STREET
RADYR
CARDIFF CF15 8GW

ASKING PRICE OF
£525,000



DETACHED HOUSE



3



2



3



1

**** THREE DOUBLE BEDROOM DETACHED FAMILY HOME ** OWNED SOLAR PANELS WITH BATTERY ** CORNER PLOT ** A** beautifully presented, three double bedroom detached family home in a modern development being a rarely available 'Worcester' Redrow built property, located on a corner plot. Entrance hallway, bay fronted lounge, spacious kitchen and diner with integrated appliances, utility room and cloakroom. To the first floor are three double bedrooms, primary bedroom with ensuite shower room, to the third bedroom is a walk in wardrobe, there is also a sizeable separate family bathroom with shower over bath. Gas central heating. Double glazing. Owned solar panels with an 8kw battery. Enclosed paved patio and lawned rear garden. Two car side by side driveway leading to the garage. EPC Rating: A

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

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 composite entrance door leading to the entrance hallway. Under stairs storage cupboard. Quality laminate flooring. Radiator.

LOUNGE

17' 2" x 11' 4" (into bay) (5.25m x 3.46m)
With bay fronted window and additional window to side, a good size primary reception. Radiator.

KITCHEN AND DINER

21' 6" x 11' 5" (6.57m x 3.48m)
A spacious kitchen and diner with modern kitchen well appointed along three sides in high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated double ovens. Matching range of eye level wall cupboards. Integrate fridge freezer. Integrated dishwasher. Under stairs storage cupboard. Window to rear. Sliding doors to the rear garden. Ample space for large family dining and seating area. Quality laminate flooring. Radiator. Door to utility room.

UTILITY ROOM

6' 9" x 5' 9" (2.07m x 1.77m)
With units and worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Extractor fan. Door to garden. Quality laminate flooring. Radiator. Door to cloakroom.

CLOAKROOM

Modern white suite comprising low level wc and wash hand basin. Obscured glass window to side. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the spacious landing area. Access to roof space. Storage cupboard.

BEDROOM ONE

14' 3" x 11' 1" (into bay) (4.36m x 3.38m)
A good size bay fronted primary bedroom with aspect to front. Fitted wardrobes to one side. Laminate flooring. 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. Obscured glass window to side. Electric shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

11' 0" x 10' 4" (3.36m x 3.15m)
Overlooking the attractive rear garden, a good sized second bedroom. Laminate flooring. Range of fitted wardrobes to one side with sliding doors. Radiator.

BEDROOM THREE

11' 5" x 9' 4" (3.48m x 2.87m)
Aspect to rear, a third double bedroom. Laminate flooring. Radiator. Door to wall in wardrobe.

WALK IN WARDROBE

10' 1" x 4' 3" (3.09m x 1.31m)
A good sized walk in wardrobe with a range of fitted 'Hammonds' units. Laminate flooring.



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FAMILY BATHROOM

8' 5" x 8' 2" (2.57m x 2.50m)

A sizeable family bathroom. Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel shower screen. Tiled splash back. Large obscured glass window to front. Electric shaver point. Airing cupboard housing the hot water cylinder. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A delightful enclosed rear garden comprising paved patio area leading onto an area of lawn with near borders of plants and shrubs.

FRONT GARDEN

With lawned front garden and hedgerow to front. Two car side by side driveway. Paved pathway to front door. Gate to side leading to garage.

GARAGE

19' 6" x 9' 1" (5.96m x 2.78m)

With up and over access door. Power and lighting. Wall mounted ideal Logic gas central heating boiler. Solar panel battery housed in the garage.

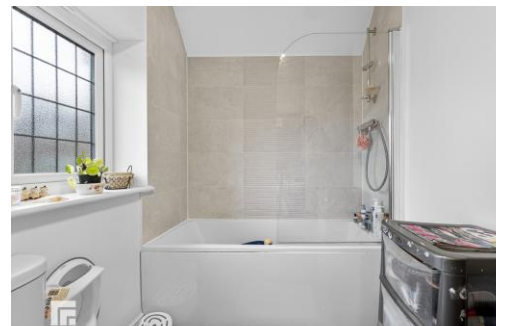
ADDITIONAL INFORMATION

Solar panels

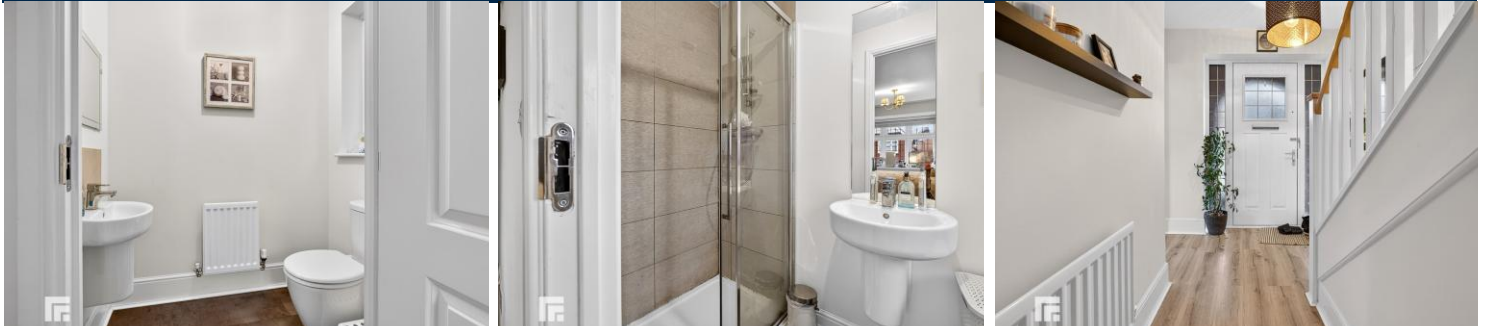
The property benefits from owned solar panels with an 8kw battery.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A	115 A	115 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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