



26 WINDSOR ROAD
RADYR
CARDIFF CF15 8BQ

ASKING PRICE OF
£899,950



DETACHED HOUSE



4



2



3



2

**** FOUR DOUBLE BEDROOM DETACHED ** NO CHAIN **** An architecturally appealing and beautifully presented four double bedroom detached family home, located on one of the most sought after locations in desirable Radyr, being a short walk to local amenities and transport links. Entrance hallway, cloakroom, large open plan kitchen and family room with modern fitted kitchen and breakfast bar island, sitting/play room, piano room, utility room and store. To the lower ground floor is a bright and spacious lounge and diner with bi folding doors to the rear garden, there is also a separate versatile office. To the first floor are four double bedrooms, primary bedroom with modern ensuite shower room and there is a separate family bath and shower room with separate cloakroom. Gas central heating. Double glazing. Delightful enclosed paved patio, decked relaxation and lawned rear garden. Paved driveway with parking to front. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 2,502 SQ FT

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 HALL

Approached via a composite entrance door with glazed side panel. Staircase to first floor. Tiled flooring. Double opening Oak doors to the open plan Kitchen and Family Room.

OPEN PLAN KITCHEN AND FAMILY ROOM

29' 1" x 21' 5" (8.88m x 6.54m)

An excellent sized primary reception. Balustrade/gallery landing overlooking the lounge. Window to front. Folding doors to sitting/play room. A modern kitchen well appointed along one side in grey matte finish fronts with chrome bar handles. Large central breakfast bar island. Inset 1.5 bowl sink. Inset four ring induction hob with two ring gas hob to side. Integrated oven and grill. Integrated dishwasher. Integrated fridge freezer. Four radiators throughout.

SITTING/PLAY ROOM

12' 5" x 9' 6" (3.79m x 2.91m)

With folding oak doors from the open plan family room. Large window to rear and smaller window to side. Tiled flooring. Radiator.

CLOAKROOM

Modern white suite comprising low level wc and wash hand basin. Tiled flooring. Full wall tiling. Obscured glass window to front. Under stairs storage cupboard. Radiator.

SIDE ACCESS

With stairs down to side access door.

PIANO ROOM

9' 8" x 7' 6" (2.97m x 2.31m)

With window to rear and glass balustrade looking onto lounge. Tiled flooring. Radiator.

UTILITY ROOM

10' 5" x 8' 9" (3.20m x 2.68m)

With worktop to one side. Inset stainless steel sink with side drainer. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Large window to side. Wall mounted 'Baxi' combi gas central heating boiler. Door to store

STORE

10' 9" x 8' 8" (3.29m x 2.66m)

Former garage currently used as storage with electric roller shutter door, power and lighting. Door to utility room.

LOWER GROUND FLOOR

With oak stairs and glass balustrade from ground floor leading to the spacious lounge and diner.

LOUNGE/DINER

28' 2" x 11' 10" (8.59m x 3.62m)

A delightful & bright reception with large floor to double height windows overlooking the rear garden. Bi-folding doors opening to rear garden. Tiled flooring. Concealed hatch giving storage access to storage beneath the open plan kitchen and family room. Three radiators. Door to office.

OFFICE

11' 2" x 9' 4" (3.42m x 2.86m)

A versatile reception currently utilised as home offices. Two windows to rear. Low level Understairs storage cupboard. Tiled flooring. Radiator.



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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to large central landing area. Access to roof space. Obscured glass window to front. Radiator.

BEDROOM ONE

17' 1" x 9' 10" (5.22m x 3.00m)

An excellent sized primary double bedroom with delightful views across Radyr and beyond. Radiator.

ENSUITE

12' 6" x 4' 0" (3.82m x 1.23m)

Modern white suite comprising low level wc, wash hand basin and shower cubicle with chrome shower above. Tiled walls to splash back areas. Tiled flooring. Window to front. Radiator.

BEDROOM TWO

15' 8" x 10' 6" (4.79m x 3.21m)

Overlooking the rear garden and Radyr beyond, a second double bedroom. Radiator.

BEDROOM THREE

13' 6" x 8' 8" (4.13m x 2.65m)

A further double bedroom with aspect to rear. Radiator.

BEDROOM FOUR

13' 6" x 8' 4" (4.13m x 2.56m)

Aspect to rear, a fourth double bedroom. Radiator.

FAMILY BATH AND SHOWER ROOM

13' 8" x 5' 2" (4.19m x 1.59m)

Quality white suite comprising low level wc, wash hand basin, bath with central taps and shower mixer. Large shower cubicle with twin chrome shower heads above. Full wall tiling. Tiled flooring. Obscured glass window to rear. Chrome heated towel rail.

SEPERETE CLOAKROOM

Comprising low level wc. Obscured glass window. Part tiled walls. Tiled flooring. Radiator.

OUTSIDE

REAR GARDEN

An enclosed and beautifully presented rear garden with paved patio and decked relaxation areas. Area of lawn. Raised bes of plants, shrubs and trees. Side access leading to front.

FRONT GARDEN

Large paved driveway to front proving parking for approx 3 cars. Paved steps to down to front. Gate to either side giving access to front. Outside light. Rendered wall to front and sides.



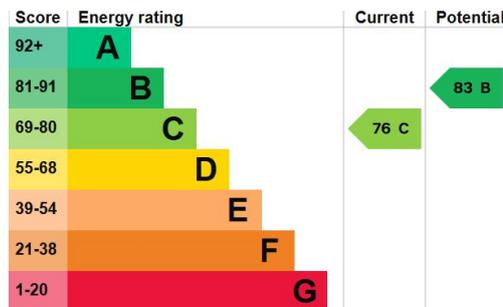
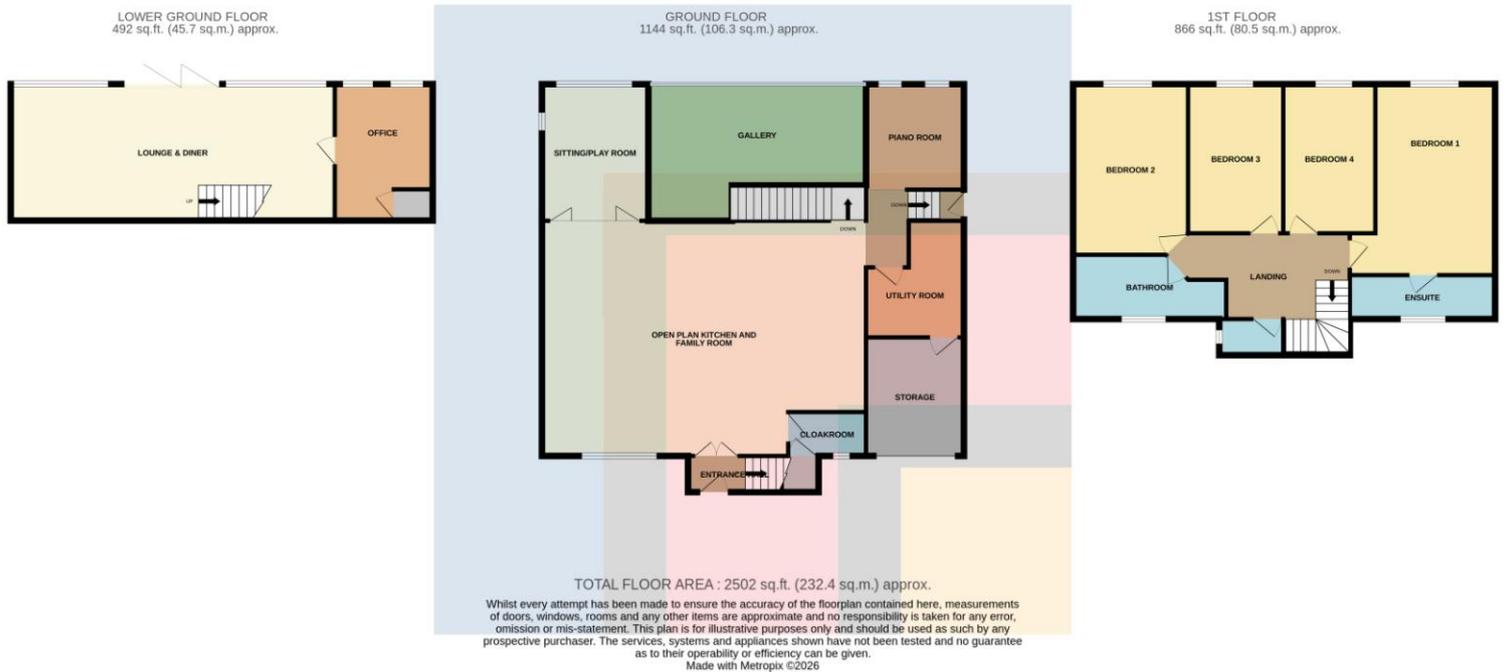
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