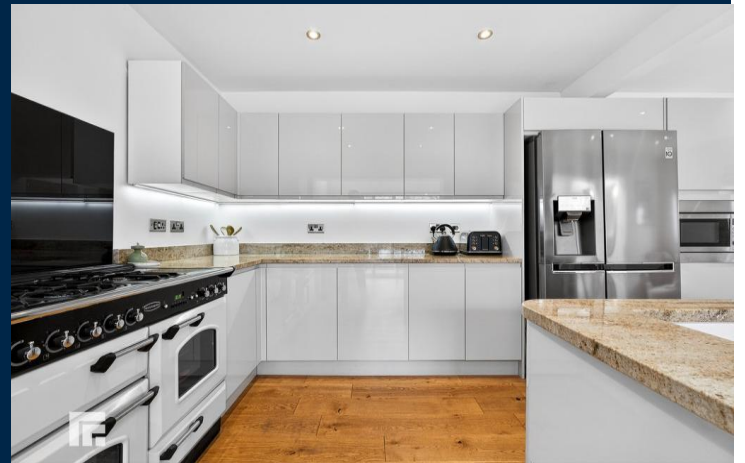




14 WOODFIELD AVENUE
RADYR
CARDIFF CF15 8EF

ASKING PRICE OF
£450,000



SEMI- DETACHED PROPERTY



3



1



2



1

**** SEMI DETACHED PROPERTY ** THREE BEDROOMS ** DRIVEWAY AND GARAGE ** RADYR COMPREHENSIVE CATCHMENT ****

A beautifully presented three bedroom property in the sought after area of Radyr. Entrance porch, spacious hallway, family lounge, cloakroom and impressive, extended open plan kitchen/dining/family room. To the first floor; primary bedroom, a second generous double bedroom, family bathroom and third bedroom. Rear garden with raised seating area looking onto woodlands. Garage and long driveway. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: TBC

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 PORCH

Entered via a uPVC door with side window, exposed brick wall to one side. Tiled flooring. Door into hallway.

HALLWAY

Entered via a wooden door with obscured glass panels, a spacious hallway. Oak flooring. Radiator. Doors to all rooms. Staircase with black spindles and wooden hand rail leading to first floor.

LOUNGE

13' 9" x 12' 11" (4.20m x 3.96m)

A good sized family lounge. Radiator. Oak flooring. uPVC window to front.

KITCHEN/ DINING/FAMILY ROOM

20' 5" x 17' 6" (6.24m x 5.34m)

An impressive extended kitchen/dining room. Appointed along two sides with large, central kitchen island, high and low level cupboards beneath granite worktops, inset double bowl ceramic sink with chrome mixer tap, 'Rangemaster' cooker. Integrated dishwasher, integrated microwave and space for American style fridge/freezer. Built in wine rack and integrated wine cooler. Cupboard housing boiler. Built in tall cupboard with plumbing for washing machine. Ample space for dining room table. Door to WC. uPVC window to side. Three Velux windows to rear. Spotlights. Radiator. Modern vertical radiator. Continuation of oak flooring. Double uPVC sliding doors opening onto raised patio area.

CLOAKROOM

Modern white suite; low level WC. Wash hand basin with chrome mixer tap and vanity. Heated towel rail. Obscured glass window to rear.

FIRST FLOOR

LANDING

uPVC window to side. Access to loft which is boarded with Velux window and electrical supply. Doors to all rooms.

BEDROOM ONE

13' 1" x 11' 5" (max)(4.00m x 3.48m)

A spacious master bedroom. Built in wardrobes to one side. Radiator. uPVC window to front.

BEDROOM TWO

13' 3" x 10' 5" (4.04m x 3.20m)

A second good sized double bedroom. Radiator. uPVC window to rear looking out to woodland area.

BEDROOM THREE

9' 0" x 8' 6" (2.75m x 2.61m)

A third good sized bedroom. Radiator. uPVC window to front.



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FAMILY BATHROOM

6' 8" x 6' 6" (2.05m x 1.99m)

Modern white suite; combined low level WC with wash hand basin, chrome mixer tap and vanity, bath with modern mixer tap and chrome shower. Glass shower screen. Heated towel rail. Extractor fan. Spotlights. Tiled walls and flooring. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

Raised, decked patio area with metal balustrade looking onto woodland area. Steps leading down to a lawn area with further large, paved patio. Garden enclosed by timber fence and hedges. Timber gate to side for access.

FRONT

Area laid to lawn with long driveway for parking for up to four vehicles. Electric car charger.

GARAGE

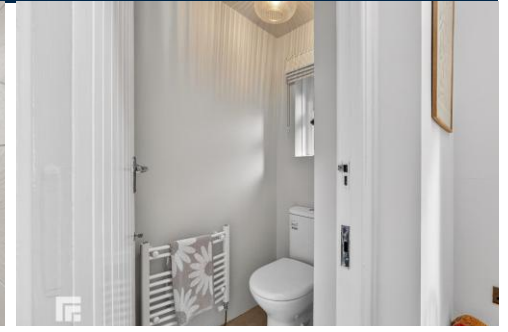
Single garage with up and over door. Power and lighting.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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Glamorgan, CF15 8AA



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