



**58 HAZEL TREE CLOSE**  
**RADYR**  
**CARDIFF CF15 8RS**

ASKING PRICE OF  
**£429,950**



**DETACHED PROPERTY**



**4**



**2**



**3**



**2**

**\*\* CHOICE LOCATION \*\* SPACIOUS FOUR DOUBLE BEDROOM DETACHED \*\* SOUTH FACING GARDEN \*\*** A bright, spacious and well presented, four double bedroom detached family home in the sought after area of Radyr offering just under 1,300 sq.ft. of living accommodation. Entrance porch, hallway, cloakroom, study/playroom, large lounge with tri-folding doors to the rear garden, modern fitted kitchen and utility room. To the first floor are four good sized bedrooms, primary bedroom with modern ensuite shower room and there is a separate modern family shower room. Gas central heating. Double glazing. Paved patio and lawned rear garden. Lawn and driveway to front. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,291 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **UTILITY ROOM**

8' 0" x 5' 0" (2.45m x 1.53m)

With worktops to two sides. Plumbing for washing machine. Space for tumble dryer. Space for additional under counter fridge or freezer. Eye level wall cupboards. 'Baxi' combi gas central heating boiler. Tiled flooring.

#### **FIRST FLOOR**

##### **LANDING**

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

##### **BEDROOM ONE**

14' 3" x 11' 9" (4.35m x 3.60m)

Overlooking the delightful rear garden, a good sized primary bedroom. Laminate flooring. Radiator. Door to ensuite.

##### **ENSUITE SHOWER ROOM**

White suite comprising low level wc, wash hand basin, large shower cubicle with chrome twin head shower above. Wall tiling to splash back areas. Tiled flooring. Radiator.

##### **BEDROOM TWO**

15' 10" x 8' 7" (4.83m x 2.62m)

Overlooking the lawned front garden and entrance approach, a good sized second double bedroom. Laminate flooring. Radiator.

##### **BEDROOM THREE**

11' 5" x 8' 7" (3.48m x 2.64m)

Aspect to front, a further double bedroom. Laminate flooring. Radiator.

##### **BEDROOM FOUR**

11' 2" x 7' 3" (3.41m x 2.22m)

Aspect to rear, a fourth good sized bedroom. Laminate flooring. Radiator.

##### **FAMILY SHOWER ROOM**

6' 8" x 5' 4" (2.04m x 1.64m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with chrome twin head shower above. Tiled splash back. Tiled flooring. Obscured glass window to side. Chrome heated towel rail.

#### **OUTSIDE**

##### **REAR GARDEN**

A beautifully presented southerly facing, enclosed rear garden comprising porcelain paved patio with steps leading upto an area of lawn. Access to side. Outside tap.

##### **FRONT GARDEN**

Area of lawn to front with paved patio and step to front door. Driveway to front. Access to rear garden.

#### **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 by a composite entrance door leading to the spacious porch.

#### **HALLWAY**

Approached via a uPVC entrance door leading to the spacious hallway. Staircase to first floor. Quality laminate flooring. Radiator.

#### **CLOAKROOM**

Modern white suite comprising low level wc and wash hand basin. Tiled splash back. Tiled flooring. Chrome heated towel rail.

#### **STUDY/PLAYROOM**

9' 10" x 7' 10" (3.02m x 2.41m)

Overlooking the entrance approach, a versatile room. Laminate flooring. Radiator.

#### **LOUNGE**

23' 3" x 11' 10" (7.09m x 3.62m)

An excellent sized primary reception with window to front and tri folding doors to the rear garden. Quality laminate flooring. Four radiators.

#### **KITCHEN**

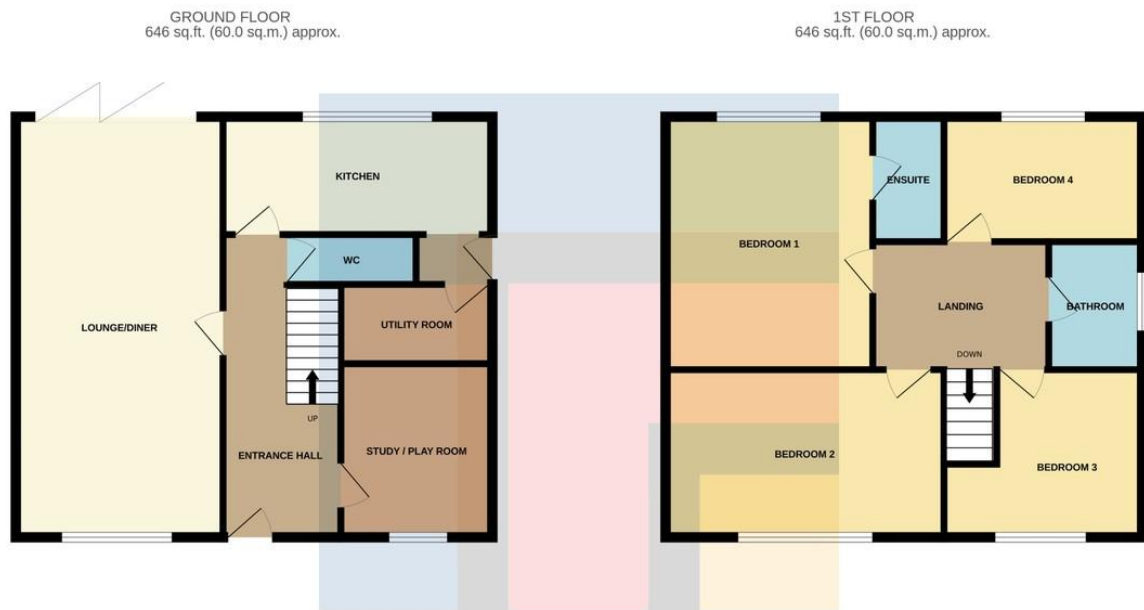
15' 4" x 8' 8" (4.68m x 2.66m)

Well appointed along three sides in light high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Plumbing for dishwasher. Space for range style cooker. Space for American style fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Tiled flooring. Recessed spotlights. Upvc door to side. Radiator. Door to utility room.

# 58 HAZEL TREE CLOSE, RADYR, CARDIFF CF15 8RS



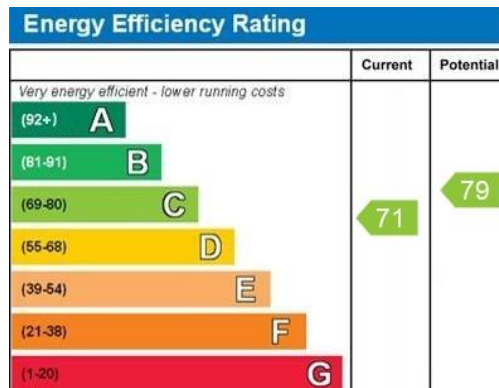
# 58 HAZEL TREE CLOSE, RADYR, CARDIFF CF15 8RS



TOTAL FLOOR AREA: 1291 sq.ft. (120.0 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.

Made with Metropix ©2025



**RADYR 029 2084 2124**

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



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**