

## 13 Plas Y Mynach, Radyr

£825,000 Freehold

**BEAUTIFULLY PRESENTED FIVE DOUBLE BEDROOM DETACHED LARGE DRIVEWAY DOUBLE GARAGE** An exceptionally beautifully presented five double bedroom detached family home with versatile accommodation over three floors. Large entrance hallway, cloakroom, spacious lounge, sizeable kitchen and dining room with central island, tri folding doors from the kitchen and diner leading to the large composite decked balcony with spiral staircase to the rear garden. To the lower ground floor are four double bedrooms, bedroom two with modern ensuite shower room, there is a lower ground floor utility room and a family shower room. To the first floor is a landing/dressing area, sizeable primary bedroom and a modern family shower room. Gas central heating. Double glazing. Paved patio and lawned rear garden with a decked relaxation area and spiral staircase upto the balcony. Large Key block driveway to front providing parking for approx 5 cars and leading to the double garage. EPC

Rating: tbc

Council Tax band: G

### **Lower Ground Floor**

Approached via a full turning staircase leading down to the lower ground floor. Door to rear garden. Under stairs storage cupboard. Radiator.

### **Bedroom two**

12' 6" x 11' 10" (3.81m x 3.61m)

Overlooking the delightful rear garden. Fitted shutters to window. Recessed spotlights. Radiator. Door to ensuite.

### **Ensuite shower room**

6' 3" x 5' 10" (1.91m x 1.79m)

Modern white suite comprising low level wc, wash hand basin with storage below, large corner black matte framed shower cubicle with twin matte black shower heads above. Wall tiling to splash back areas. Tiled flooring. Recessed spotlights. Extractor fan. Heated towel rail.

### **Bedroom three**

14' 9" x 9' 7" (4.50m x 2.91m)

Overlooking the large rear garden, a third double bedroom. Fitted shutters to window. Radiator.

### **Bedroom four**

15' 3" x 7' 4" (4.65m x 2.23m)

Window to side with fitted shutters. Radiator.

### **Bedroom five**

11' 1" x 7' 10" (3.37m x 2.38m)

Aspect to rear, a fifth double bedroom. Radiator.

### **Utility room**

7' 0" x 5' 6" (2.13m x 1.68m)

With unit and worktop to one side. Inset stainless steel sink with side drainer. Tiled splash back. Plumbing for washing machine. Space for tumble dryer. Extractor fan. Radiator.

### **Family shower room**

8' 9" x 7' 2" (2.66m x 2.18m)

Quality modern white suite comprising low level wc, wash hand basin with storage below. Large walk in shower cubicle with matte black two shower. Wall tiling to splash back areas. Tiled flooring. Electric shaver point. Extractor fan. Heated towel rail.

### **First floor landing**

Approached via an easy rising staircase leading to the central landing area. Window to side with shutters.

Dressing room area with built in wardrobes. Radiator. Doors to bedroom one and family shower room two.

### **Bedroom one**

15' 5" x 12' 8" (4.69m x 3.87m)

Enjoying views over the rear garden and Radyr tennis club beyond, an excellent sized primary bedroom. Fitted shutters to window. Radiator.

### **Family shower room**

7' 6" x 6' 3" (2.28m x 1.91m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large walk in shower cubicle with rainfall shower head above. Wall tiling to shower splash back area. Electric shaver point. Obscured glass window to front with fitted shutters. Tiled flooring. Electric shaver point. Heated towel rail.

### **Entrance hallway**

19' 7" x 15' 5" (5.98m x 4.71m)

Approached via a composite entrance door leading to the large entrance hallway. Staircases to first floor and lower ground floor. Window to rear with fitted shutters. Engineered wood flooring. Radiator.

### **Cloakroom**

White suite comprising low level wc and wash hand basin. Tiled splash back. Obscured glass window to front with fitted blinds. Engineered wood flooring. Radiator.

### **Study/snug**

9' 7" x 8' 9" (2.91m x 2.66m)

With three windows to front and sides with fitted shutters. A versatile reception currently utilised as a snug. Engineered wood flooring. Radiator.

### **Lounge**

18' 0" x 12' 6" (5.48m x 3.81m)

With two windows to rear, an excellent sized primary reception. Feature fireplace with bio fuel fireplace. Engineered wood flooring. Two radiators.

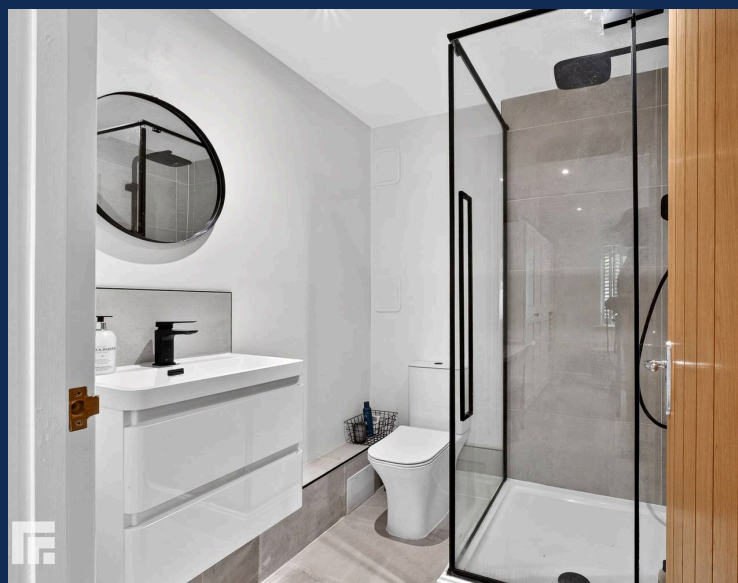
## Kitchen and dining room

19' 3" x 13' 0" (5.87m x 3.97m)

Modern fitted kitchen well appointed along two sides in light high gloss fronts beneath granite worktop surfaces. Inset composite sink with mixer tap. Integrated dishwasher. Integrated fridge freezer. Two eye level slide and hide door ovens. Central island with inset five ring gas hob and cooker hood above. Integrated microwave. Ample space for large family dining table. Engineered wood flooring. Tri folding doors to the rear balcony. Windows to front and side with fitted shutters. Radiator.

## Balcony

A large composite decked balcony with glass framed balustrade enjoying full views of the lawned rear garden. Outside lighting. Spiral staircase to the rear garden.





### **REAR GARDEN**

An exceptionally private rear garden of good proportion's. With paved porcelain patio leading onto a large area of lawn. Additional decked relaxation area enjoying the afternoon sun. Spiral staircase to ground floor decked balcony. Power point. Outside lighting. Timber gate to side.

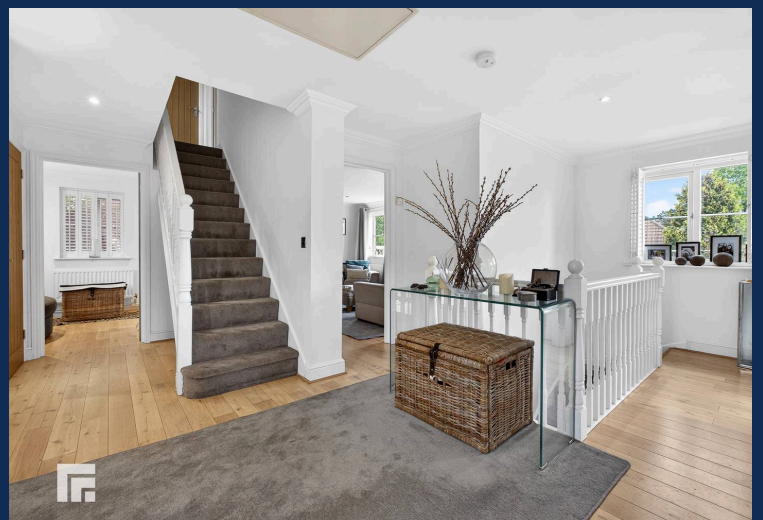
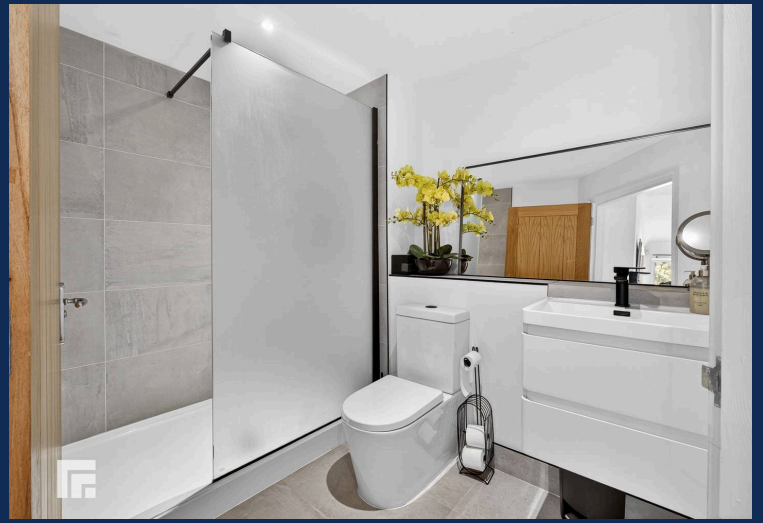
### **FRONT GARDEN**

Large key block driveway to front providing parking for approx five cars. Leading to the double garage. Steps to side leading to gate giving access to the rear garden. Outside tap. Outside light. Areas of lawn to either side of the driveway.

### **DOUBLE GARAGE**

2 Parking Spaces

5.40 x 5.38 With twin up and over access doors. Power and lighting. Ladder leading to boarded roof space.



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