

4 Ash Tree Close, Radyr

£495,000

DETACHED PROPERTY FOUR BEDROOMS SOUTH FACING REAR GARDEN GARAGE NO CHAIN A lovely family, detached four-bedroom home in the sought after area of Radyr. Entrance porch, hallway, lounge, Kitchen, dining room, sitting room, utility room and WC. To the first floor; primary bedroom with shower, two further double bedrooms, family bathroom and fourth smaller double bedroom. Garage and driveway. A well manicured south facing rear garden. EPC Rating: C

Council Tax band: TBD

ENTRANCE PORCH

Entered via sliding UPVC doors. Tiled flooring. Obscured glass window and UPVC door into hallway.

HALLWAY

13' 10" x 7' 1" (4.21m x 2.15m)

A welcoming hallway. Radiator. Doors to all rooms. Stairs to first floor.

CLOAKROOM

White suite, low level WC, wash hand basin with chrome mixer tap and vanity. Tiled walls and flooring. Radiator. Obscured glass window to front.

LOUNGE

17' 3" x 13' 1" (5.25m x 3.99m)

A spacious family lounge. Stone fireplace with gas fire, tiled hearth and wooden mantelpiece. Radiator. UPVC window to front. Sliding door into dining room.

DINING ROOM

11' 11" x 9' 11" (3.64m x 3.02m)

Radiator. UPVC sliding doors opening into the rear garden. Door into kitchen.

KITCHEN

12' 2" x 11' 1" (3.70m x 3.39m)

Appointed along three sides, high and low level cupboards beneath laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, integrated four ring ceramic hob, integrated oven, plumbing for dishwasher and space for fridge. Radiator. Walk in pantry. UPVC window to rear. Door through to utility room.

UTILITY ROOM

8' 10" x 3' 11" (2.69m x 1.19m)

Appointed along two sides, cupboards with laminate worktops. Plumbing for washing machine. Space for freezer. Extractor fan. Radiator. Half tiled walls. UPVC window and door to side.

SITTING ROOM

8' 10" x 18' 3" (2.68m x 5.55m)

A second good sized reception room. Two radiators. UPVC window to front.

LANDING

Airing cupboard housing hot water cylinder. Access to loft. Doors to all rooms.

BEDROOM ONE

14' 10" x 8' 10" (4.51m x 2.69m)

A good sized primary bedroom. Shower cubicle with dual headed chrome shower, tiled splashbacks and glass shower screen. Radiator. UPVC window to front.

BEDROOM TWO

12' 8" x 9' 5" (3.87m x 2.88m)

A second double bedroom. Mirrored sliding doors opening into wardrobes to one side. radiator. UPVC window to rear.

BEDROOM THREE

11' 10" x 10' 1" (3.60m x 3.08m)

A Third double bedroom. Built in wardrobe to one side. Radiator. UPVC window to front.

BEDROOM FOUR

14' 1" x 8' 7" (4.28m x 2.61m)

A fourth double bedroom. Built in wardrobe to one side. Radiator. UPVC window to rear.

FAMILY BATHROOM

8' 9" x 6' 8" (2.67m x 2.02m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and shower. Shaving point. UPVC window to front. Tiled walls.

REAR GARDEN

A well-manicured, enclosed, south facing rear garden bordered by a timber fence. Paved patio with steps leading to a large area laid to lawn. An additional patio area. Beautiful flower beds and mature trees and shrubs. Stone shed outer building. Timber gate to side for access. Outside tap. Pedestrian door into rear of garage.

GARAGE

17' 7" x 8' 2" (5.37m x 2.50m)

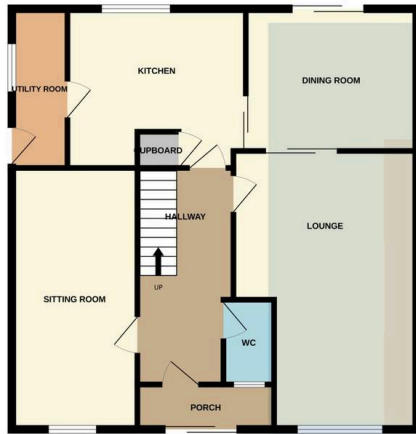
Single garage. Electric door. Power and lighting. Door to rear into garden.

FRONT

Resin driveway with parking for two vehicles. Stone area with planters.



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 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.
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