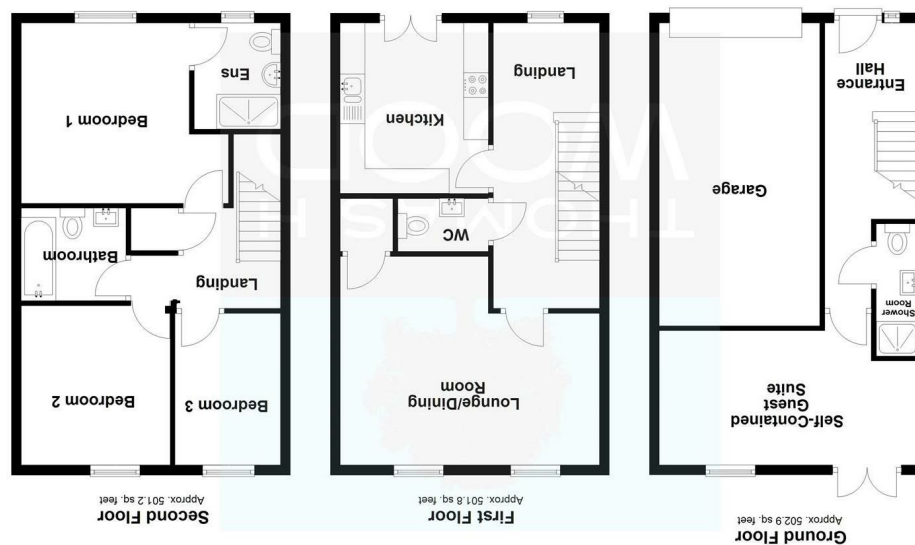


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



To book a viewing call 02920 626252

thomashwood.com



Dol Isaf,
 Radyr, Cardiff,
 CF15 8HF

No Onward Chain
£400,000

A modern and well-presented four bedroom townhouse constructed by Bellway and benefiting from the remaining balance of the NHBC certificate. Arranged over three floors, the property offers versatile and well proportioned accommodation ideally suited to family living or buyers seeking adaptable space for working from home.

The ground floor bedroom provides direct access to the garden and sits alongside a shower room, making it ideal as a guest suite, home office or second reception room. The first floor is centred around a generous lounge and contemporary kitchen, while the top floor hosts the principal bedroom with en-suite and two further bedrooms.

Located within a sought after Radyr development, the property enjoys a convenient position for commuting and village amenities and is offered for sale with no onward chain.



ACCOMMODATION

ENTRANCE HALLWAY

Spacious entrance hallway with LVT flooring, smooth ceiling and staircase rising to the first floor.

GROUND FLOOR SHOWER ROOM/WC

2'10" x 8'7"

Fitted with a low-level WC, pedestal wash hand basin and shower enclosure with chrome mixer shower, part tiled walls and LVT flooring.

SELF-CONTAINED GUEST SUITE

1'7" x 8'11"

A generous rear aspect double bedroom with LVT flooring, painted walls and smooth ceiling. UPVC window and French doors opening onto the garden, radiator with TRV.

FIRST FLOOR LANDING

Landing with LVT flooring and useful space suitable for home working. Doors to all rooms and staircase rising to the second floor.

LOUNGE

1'7" x 13'10"

The principal reception room overlooking the rear aspect with LVT flooring, painted walls and smooth ceiling. UPVC windows, useful storage cupboard and radiator with TRV.

WC

5'5" x 3'3"

Fitted with a low-level WC and pedestal wash hand basin with tiled splashback.



Features

- BALANCE OF NHBC CERTIFICATE
- FOUR BEDROOM BELLWAY TOWN HOUSE
- FLEXIBLE THREE STOREY ACCOMMODATION
- GROUND FLOOR BEDROOM WITH GARDEN ACCESS
- SPACIOUS FIRST FLOOR LOUNGE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE
- POPULAR RADYR DEVELOPMENT

KITCHEN

9'6" x 11'8"

Overlooking the front aspect with a range of wall and base units and contrasting work surfaces, integrated fridge freezer and dishwasher, gas hob with extractor above, electric double oven and wall mounted boiler.

SECOND FLOOR LANDING

Carpeted landing with airing cupboard and roof window, doors to bedrooms and bathroom.

MASTER BEDROOM

13'4" x 11'8"

A spacious front aspect double bedroom with carpeted flooring, painted walls and smooth ceiling, UPVC Juliet windows and radiator with TRV.



EN-SUITE

5'6" x 7'1"

Modern three-piece suite comprising low-level WC, pedestal wash hand basin and double shower enclosure with chrome mixer shower, part tiled walls and cushion flooring.

BEDROOM TWO

10'2" x 11'0"

Rear aspect double bedroom with carpeted flooring, painted walls and smooth ceiling, UPVC window and radiator with TRV.

BEDROOM THREE

6'7" x 10'3"

Rear aspect bedroom with carpeted flooring, painted walls and smooth ceiling, UPVC window and radiator with TRV.

BATHROOM

6'10" x 6'2"

Fitted with a panelled bath with chrome mixer taps and shower attachment, low level WC and pedestal wash hand basin, part tiled walls and cushion flooring.

OUTSIDE

FRONT

Blocked paved driveway leading to the single garage. Paved pathway and steps rising to the front door.

REAR

Accessed from the ground floor bedroom via UPVC French doors. Paved patio with steps rising to a lawned garden with rear gate and perimeter fencing.

TENURE

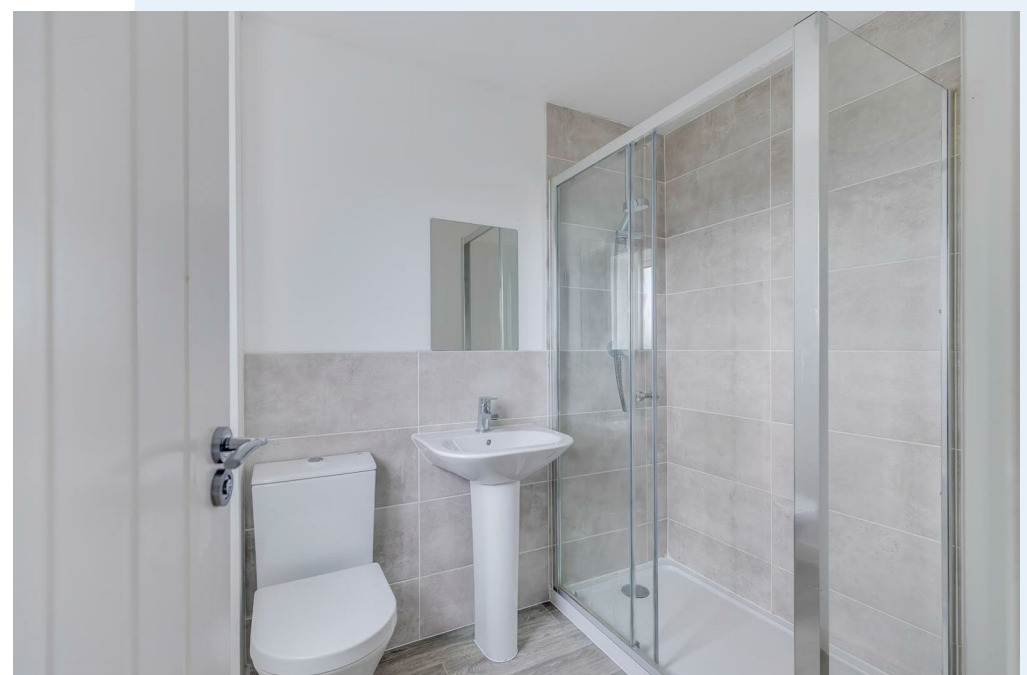
This property is believed to be Freehold. This should be verified by the purchaser's solicitor.





COUNCIL TAX

Band F

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1505.90 sq ft
- Current EPC Rating: B
- Potential EPC Rating: A



-  4 BEDROOMS
-  3 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: B