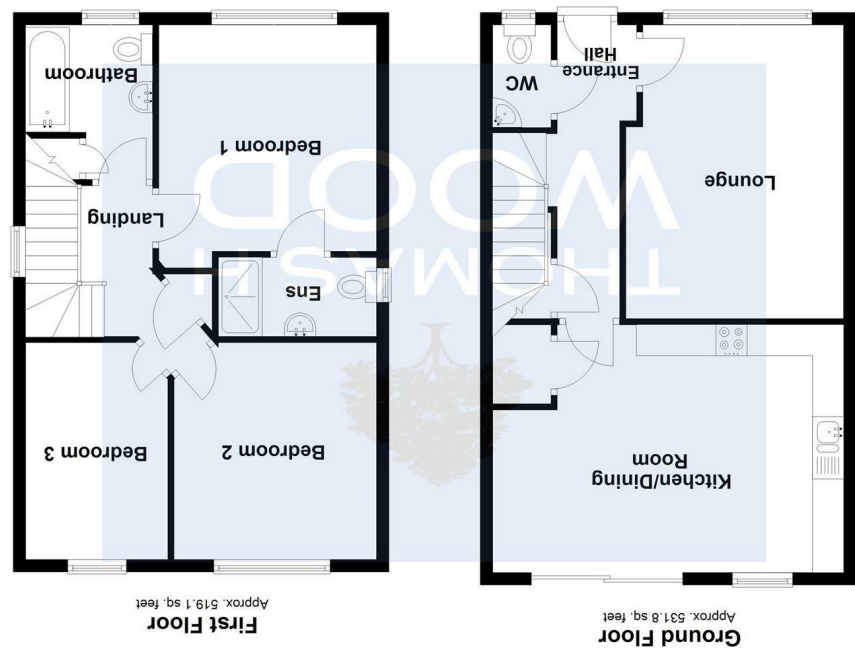


Total area: approx. 1050.9 sq. feet



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



Asking Price  
**£450,000**

Heol Roald Dahl,  
Radyr,  
CF15 8GT

An outstanding example of a modern Warwick style home, this immaculately presented three bedroom detached property enjoys a favourable position within the highly regarded Parc Plymouth development in Radyr. Beautifully maintained and thoughtfully enhanced, the property offers a superb balance of style and practicality, perfectly suited to contemporary living. The standout feature is the open plan kitchen and dining space, designed for both everyday family life and entertaining, with direct access onto a south facing rear garden enjoying an elevated outlook towards Castell Coch, a feature that sets this home apart from others within the development. Upstairs, the accommodation continues to impress with well proportioned bedrooms, including a principal suite with fitted wardrobes and en-suite facilities, all presented to a high standard throughout. Offered for sale at a fixed price of £450,000, as our vendors have identified their onward purchase and have priced the property accordingly to secure a committed buyer. Positioned within easy reach of Radyr village, this is a home that combines a peaceful residential setting with exceptional convenience, close to the excellent public transport links, highly regarded schools and the excellent local amenities.



**ACCOMMODATION**

**ENTRANCE HALL**

Dimensions to be confirmed. A welcoming entrance hall providing access to the principal ground floor rooms, finished with neutral décor and staircase rising to the first floor.

**LOUNGE**

15'4" x 11'5"

A comfortable front aspect reception room enjoying excellent natural light, creating a relaxing and inviting living space.

**CLOAKROOM**

5'6" x 3'1"

A useful ground floor cloakroom fitted with WC and wash hand basin, complemented by tiled splashback and front aspect window.

**KITCHEN/DINER**

12'0" x 18'5"

The heart of the home is this impressive rear aspect kitchen and dining space, fitted with a modern range of units and integrated appliances along with a useful laundry cupboard which has plumbing for a washing machine and space for a tumble dryer. This homely space offers ample room for dining and seating, with sliding doors opening directly onto the south facing garden.

**FIRST FLOOR LANDING**

Dimensions to be confirmed. Providing access to all bedrooms, family bathroom and loft space, with built in storage cupboard.



**Features**

- IMMACULATEDLY PRESENTED DETACHED REDROW HOME
- THREE WELL-PROPORTIONED BEDROOMS
- STYLISH OPEN PLAN KITCHEN & DINING SPACE
- SEPARATE FRONT ASPECT LOUNGE
- PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES
- SOUTH-FACING REAR GARDEN WITH ELEVATED OUTLOOK TOWARDS CASTELL COCH
- DRIVEWAY PARKING & GARAGE

**BEDROOM ONE**

11'10" x 11'2"

A generous front aspect double bedroom with fitted wardrobes and elevated views towards Castell Coch, forming an excellent principal suite.

**EN-SUITE**

4'1" x 8'3"

Well-appointed with double shower, wash hand basin and WC, finished with tiled flooring and modern fittings.

**BEDROOM TWO**

11'4" x 11'1"

A well-proportioned rear aspect double bedroom overlooking the garden, complete with fitted wardrobes.



**BEDROOM THREE**

11'7" x 7'1"

A versatile rear aspect room ideal as a bedroom, nursery or home office.

**BATHROOM**

8'0" x 6'10"

Fitted with a modern suite including bath with shower over, wash hand basin and WC, finished with tiled flooring and contemporary fittings including a useful large shelved cupboard.

**OUTSIDE**

**FRONT**

A neat and well-maintained frontage with pathway leading to the entrance, alongside driveway parking and access to the garage.

**REAR**

A key feature of the property is the south facing rear garden, arranged with patio and a lawned area, enjoying a pleasant, elevated outlook towards Castell Coch, providing an ideal space for outdoor dining and relaxation.

**COUNCIL TAX**

Band F

**TENURE**

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

**ADDITIONAL INFORMATION**





Management fee approx. £240p.a not yet payable as development is ongoing.

In line with current regulations, all purchasers must completion Anti-Money Laundering checks prior to acceptance of an offer. A non-refundable fee of £25 per person applies.

**Information**

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1050.90 sq ft
- Current EPC Rating: B
- Potential EPC Rating: A



-  3 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTION ROOMS
-  ENERGY RATING: B