



M&V



141 Heol Isaf, Radyr

£850,000 Freehold

**** SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE ** LARGE GARDEN ** NO CHAIN **** A spacious four bedroom detached family house located at the head of a private driveway, in the sought after area of Radyr being a short distance from Radyr village and transport links. The property comprises of an entrance porch, boot room, entrance hallway, lounge, conservatory, dining room, kitchen, inner lobby, cloakroom and utility. To the first floor is a large landing, four bedrooms, primary bedroom with ensuite bath & shower with a balcony and there is a sizeable family shower room. Gas central heating. Large front garden with long driveway leading to garage and a paved patio and lawned rear garden. No chain. EPC Rating: D

Council Tax band: H

Tenure: Freehold

ENTRANCE PORCHWAY

Spacious entrance porchway with windows to front and side. Tiled flooring. Door to hallway and boot room.

BOOT ROOM/STORAGE

Dimensions: 7' 10" x 6' 5" (2.39m x 1.96m). A versatile storage area access via the porch and garage.

ENTRANCE HALLWAY

Dimensions: 35' 0" x 7' 9" (10.68m x 2.37m). Approached via a mainly glazed wood framed door leading to the exceptionally spacious entrance hallway with large windows to front. Staircase to first floor with under stairs recess. Delightful seating area. Continuation of the hallway into side lobby offers additional storage.

LOUNGE

Dimensions: 20' 9" x 16' 2" (6.33m x 4.93m). An excellent sized primary reception with fireplace and storage to one side. Window to front. French doors to conservatory. Folding doors to dining room. Radiator.

CONSERVATORY

Dimensions: 15' 2" x 10' 4" (4.63m x 3.17m). Overlooking the attractive rear garden. French doors to either side leading to the rear patio.

DINING ROOM

Dimensions: 14' 1" x 11' 8" (4.30m x 3.58m). A sizeable family dining room with window to rear. Folding doors from lounge. Door to kitchen. Radiator.

KITCHEN

Dimensions: 12' 2" x 11' 8" (3.73m x 3.56m). Appointed along four sides in wood panelled fronts beneath granite worktop surfaces. Inset two bowl sink with stainless steel dish washing areas to either side. Space for range style cooker. Integrated microwave. Tiled splash back. Tiled flooring. Window to rear. Radiator. Doors to inner lobby and dining room.

INNER LOBBY

Tiled flooring. Airing cupboard housing the hot water cylinder. Door to cloakroom, kitchen and utility room.

CLOAKROOM

Comprising low level wc and wash hand basin. Tiled flooring. Obscured glass window to rear.

UTILITY ROOM

With worktop to one side. Plumbing for washing machine and space for tumble dryer. Door to rear garden. Door to boiler room housing the floor mounted 'Ideal Mexico 2' gas central heating boiler.

FIRST FLOOR

LANDING

Approached via easy rising staircase to central landing area. Doors to all rooms. Storage cupboard. Window overlooking the entrance approach. French door leading to wrap around balcony. Loft access. Recessed spotlights. Radiator.

BEDROOM ONE

Dimensions: 18' 5" x 16' 7" (5.62m x 5.08m). An excellent sized bedroom with double French doors to balcony overlooking the rear garden. Built in storage appointed along two sides. Door to ensuite. Radiator.

ENSUITE

Dimensions: 9' 2" x 3' 9" (2.81m x 1.15m). A modern suite comprising of low level wc, vanity wash hand Basin with storage below. Panelled bath with chrome mixer tap and hand held shower head. Corner shower cubicle with glass door and twin overhead shower heads. Fully tiled walls. Window to side. Chrome heated towel rail.

BEDROOM TWO

Dimensions: 15' 11" x 12' 1" (4.87m x 3.69m). Another excellent sized bedroom overlooking the rear garden. Built in storage appointed along two sides. Built in sink with storage below. Radiator.

BEDROOM THREE

Dimensions: 12' 2" x 10' 2" (3.72m x 3.11m). Overlooking the rear garden. Radiator.

BEDROOM FOUR

Dimensions: 12' 2" x 8' 3" (3.71m x 2.52m). Window to rear. Radiator.

FAMILY BATHROOM

Dimensions: 7' 9" x 6' 2" (2.37m x 1.90m). A white suite comprising of low level wc, vanity wash hand basin with eye level units and storage below. Corner shower cubicle with sliding glass doors and electric shower heads. Fully tiled walls. Electric shave point. Window to side. Chrome heated towel rail.





REAR GARDEN

A delightful and beautifully presented rear garden approached via double French doors to paved patio. A large area of lawn with large oak tree. Paved patio path leading to additional patio area. To the right hand side a pergola with swinging bench. A range of mature shrubbery through the garden. Garden shed. Enclosed by wooden fencing. Outside tap. Wooden side gate leading to front entrance.

FRONT GARDEN

Neat beds of plants and shrubs. Wide paved pathways. Gates to either sides. Outside power point. Outside light. Driveway.

DRIVEWAY

8 Parking Spaces

Large in and out driveway.

DOUBLE GARAGE

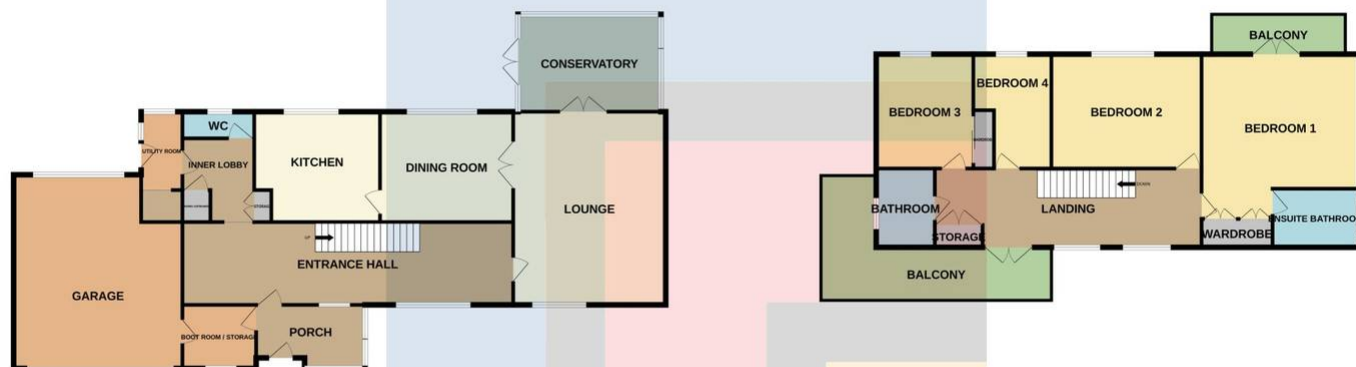
1 Parking Space

6.23m x 5.44m With up and over access door. Power and lighting. Windows to rear. Radiator.



GROUND FLOOR
1718 sq.ft. (159.6 sq.m.) approx.

1ST FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 2761 sq.ft. (256.5 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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RADYR 029 2084 2124

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



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