





4 Dan Y Berllan, Radyr

£565,000 Freehold

A modern four bedroom detached Redrow 'OXFORD' style property. The property comprises of a welcoming entrance hallway, spacious family lounge, impressive open plan kitchen/dining/breakfast room and utility room. To the first floor; primary bedroom with en-suite shower room, three other double bedrooms, family bathroom. Large rear garden. Garage and driveway. Exceptional views to front. EPC Rating: B

Council Tax band: G

Tenure: Freehold

Entrance Hallway
Approached via composite door with obscured glass window to front leading to entrance hallway. Under stair storage. Radiator.

Lounge
15' 9" x 10' 11" (4.80m x 3.32m)
A bright and spacious lounge with bay window to front. Radiator.

Kitchen/Diner/Breakfast Room
22' 1" x 12' 8" (6.74m x 3.87m)
A superb sized kitchen/diner appointed along two sides with a range of shaker style base and eye level units with rose gold handles below laminate worktops. Inset 1.5 bowl stainless steel sink with side drainer and chrome mixer tap. Inset five ring gas hob with cooker hood above. Integrated AEG eye level oven and separate grill/oven. Integrated fridge freezer and dishwasher. Built in storage cupboard. Double sliding doors to rear garden. Laminate flooring. Recessed spotlights. Ample space for sizeable dining table. Door to utility. Radiator.

Utility Room
5' 10" x 6' 7" (1.77m x 2.00m)
Base line nits below laminate worktop. Inset stainless steel sink with side drainer and chrome mixer tap. Space for separate washing machine and dryer. Extractor fan. Recessed spotlights. Door to rear garden. Door to cloakroom. Radiator.

Cloakroom
5' 10" x 3' 0" (1.77m x 0.91m)
White suite comprising low level wc, wash hand basin with chrome mixer tap and tiled splashback. Obscured glass window to side. Laminate flooring. Radiator.

First Floor Landing
Approached via easy rising staircase to central landing area. Doors to all rooms. Loft access. Two storage cupboards, one housing hot water cylinder. Radiator.

Bedroom One
14' 7" x 10' 11" (4.45m x 3.33m)
A good sized primary bedroom with bay window to front. Four door built in wardrobes to one side. Door to ensuite. Radiator.

Ensuite Shower room
8' 4" x 6' 5" (2.54m x 1.95m)
Modern white suite comprising low level wc, wash hand basin with chrome mixer tap, mirror behind. Shower cubicle with chrome shower head, glass folding door, tiled splashback. Obscured glass window to front. Extractor fan. Electric shaver point. Chrome heated towel rail.

Bedroom Two
14' 4" x 10' 4" (4.37m x 3.16m)
A good sized second bedroom overlooking the front entrance approach. Radiator.

Bedroom Three
11' 11" x 10' 10" (3.62m x 3.30m)
A good sized third bedroom overlooking the rear. Radiator.

Bedroom Four
10' 2" x 9' 11" (3.11m x 3.03m)
Another good sized bedroom overlooking the rear. Radiator.

Family Bathroom
7' 10" x 6' 8" (2.40m x 2.02m)
A modern white suite comprising low level wc, wash hand basin with chrome mixer tap, mirror to back. Panelled bath with chrome shower head, glass sliding door. Tiled splashback. Obscured glass window to rear. Extractor fan. Electric shaver point. Chrome heated towel rail.

Additional Information
AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.









REAR GARDEN

A superb sized fully enclosed rear garden by timber fence. Side access. An area of patio leading to sizeable lawn area. Outside tap.

FRONT GARDEN

Shrubs and hedges with paved pathway leading to entrance. Tarmac driveway. Timber gate to side for access.

DRIVEWAY

2 Parking Spaces

Tarmac driveway with parking for two vehicles side by side

GARAGE

Single Garage

Single Garage

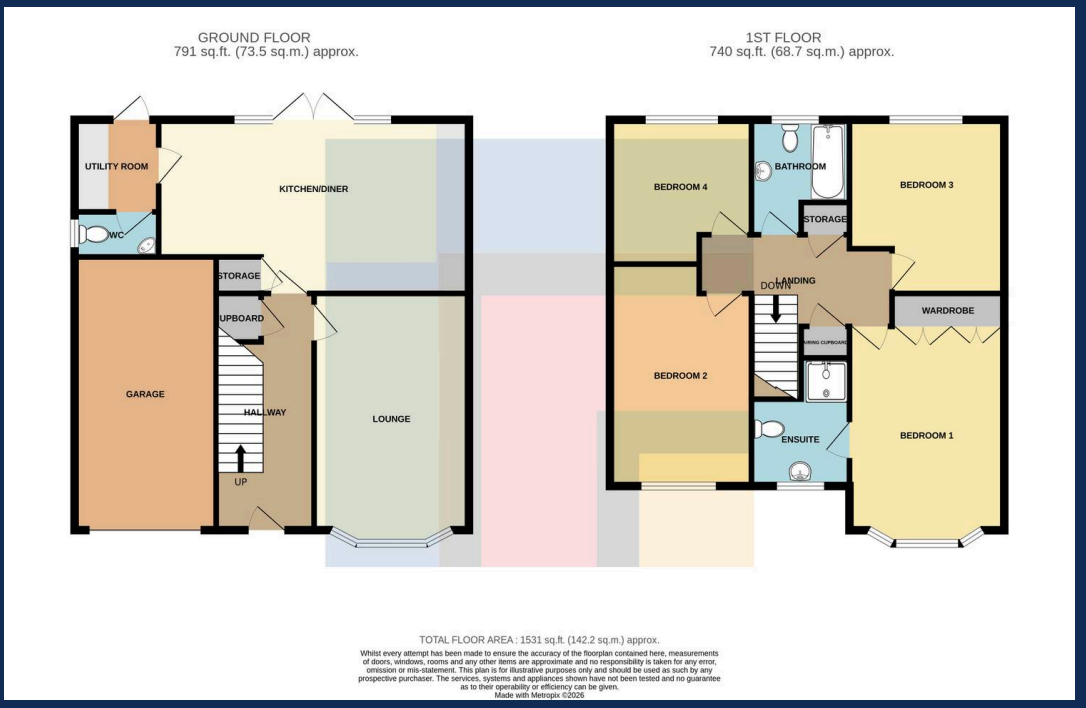












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