

Asking Price
£625,000

Nicholas Court,
Radyr, Cardiff,
CF15 8DT

THOMAS H WOOD

4 Bedrooms
House - Detached

An exciting opportunity to purchase this spacious four bedroom detached family home, occupying an enviable position within this highly regarded cul de sac in Radyr. Built by Charles Church in 2005, the property is notable for its excellent proportions, versatile accommodation and secluded position, with the generous layout providing considerably more space than many comparable four bedroom homes. The ground floor offers a welcoming reception hallway, sitting room, and a very generous kitchen/dining room, conservatory, separate utility room, cloakroom and a versatile second reception room. The kitchen/dining room provides an excellent everyday family space, with ample room for dining and informal seating, while the adjoining conservatory provides an additional reception space overlooking the garden. To the first floor are four excellent sized bedrooms. The principal bedroom is particularly impressive, offering excellent proportions together with built in storage and an en suite shower room. Bedroom two is well appointed with an en suite shower room, while bedrooms three and four provide further well proportioned accommodation. A large family bathroom completes the first floor. Outside, the property enjoys a good degree of privacy with a westerly facing rear garden, incorporating a patio and lawned area. To the front is a detached double garage with power and lighting, together with off road parking. The location is a major attraction, with the property tucked away within a desirable cul de sac yet conveniently positioned for Radyr Village, the railway station and excellent transport links. The M4 and A470 are readily accessible, while the area is particularly well regarded for its schools and family friendly amenities.
In addition, planning permission has been granted for the removal of the existing conservatory and the construction of a new orangery/sun lounge, offering an excellent opportunity to further enhance the property's living accommodation.



ENTRANCE HALL
Welcoming reception hallway with Karndean flooring, painted walls and ceiling, coving, radiator, heating thermostat, alarm controls and useful under stairs storage cupboard. Staircase rising to the first floor.

SITTING ROOM
23'4" x 11'4"
A generous reception room with double glazed uPVC bay window to the front, French doors leading through to the conservatory and feature fireplace with flame effect electric fire. Two double radiators, TV points, carpeted flooring and coving.

RECEPTION ROOM
13'5" x 10'7"
A useful additional reception room with double glazed uPVC bay window to the front, radiator, TV and telephone points and carpeted flooring.



Features

- Detached four bedroom family home
- Highly sought after cul de sac position in Radyr
- Impressive master bedroom with en suite shower room
- Three further well proportioned bedrooms, with bedroom two also benefiting from an en suite
- Generous kitchen/dining room with access to conservatory
- Separate utility room, cloakroom and additional playroom/study
- Westerly facing rear garden, double garage with home office and off road parking

KITCHEN/DINING ROOM
22'7" x 15'1"
An impressive and particularly spacious family kitchen and dining area, fitted with a range of wall and base units with contrasting work surfaces, one and a half bowl stainless steel sink and drainer, range cooker with extractor canopy, integrated dishwasher and fridge freezer. Double glazed uPVC windows to the side and rear, French doors leading to the conservatory, recessed lighting and polished tiled flooring. Excellent space for a dining table and chairs together with informal seating.


SESSION
Pro







CONSERVATORY
12'9" x 11'5"
Enjoying views over and access to the rear garden, with uPVC double doors, tiled flooring, ceiling fan and light and radiator.

UTILITY ROOM
6'5" x 5'3"
Fitted with matching wall and base units, work surface, stainless steel sink and drainer and tiled splashback. Space for washing machine and tumble dryer. Door providing access to the rear garden. Wall mounted boiler and heating controls, radiator and polished porcelain tiled flooring.

CLOAKROOM/WC
5'3" x 4'2"
Fitted with a modern white suite comprising low level WC and wash hand basin, radiator, half tiled walls, Karndean flooring and double glazed uPVC window.

FIRST FLOOR

LANDING
First floor landing with painted walls and ceiling, coving, carpeted flooring, radiator and airing cupboard housing the hot water cylinder.

MASTER BEDROOM
15'1" x 12'5"
A particularly impressive principal bedroom offering excellent proportions, with double glazed uPVC window to the side, fitted blind, built in under eaves storage with shelving and hanging rails, radiator, TV and telephone points and carpeted flooring.

EN SUITE SHOWER ROOM
7'6" x 5'4"
Fitted with a white suite comprising pedestal wash hand basin, low level WC and large shower cubicle with Mira mixer shower. Double glazed uPVC window to the side, radiator, shaver point, recessed lighting and oak effect flooring.

BEDROOM TWO
10'9" x 9'8"
A good sized double bedroom with fitted wardrobe, double glazed uPVC window to the front with fitted blind, radiator and carpeted flooring. Door to;

EN SUITE SHOWER ROOM
7'1" x 6'3"
White suite comprising pedestal wash hand basin, low level WC and large shower cubicle with Mira mixer shower. Double glazed uPVC window to the front, radiator, shaver point, extractor fan, tiled walls and laminate flooring.



4 BEDROOMS

3 BATHROOMS

3 RECEPTION ROOMS

ENERGY RATING: C

Information

- Postcode: CF15 8DT
- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 1892.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B

BEDROOM THREE
11'9" x 10'9"
A further well proportioned bedroom with double glazed uPVC window to the front, fitted blind, integral wardrobe, radiator and carpeted flooring.

BEDROOM FOUR
10'9" x 9'5"
A good sized fourth bedroom with double glazed uPVC window overlooking the rear garden, fitted blind, integral wardrobe, radiator and carpeted flooring.

FAMILY BATHROOM
9'8" x 6'5"
A generous family bathroom fitted with a white suite comprising pedestal wash hand basin, low level WC, bath and separate large shower cubicle with Mira mixer shower. Double glazed uPVC window to the rear, chrome radiator, shaver point, extractor fan and tiled flooring.

OUTSIDE

FRONT
Approached via a shared driveway, the property benefits from a detached double garage with up and over doors, power and lighting, together with off road parking for two vehicles. The front garden is laid mainly to lawn with stone chippings and benefits from an external light and tap.

DOUBLE GARAGE
16' x 7'
Double Garage proving parking and storage, at the back of garage the current vendors have converted part of the garage to make a home office.

REAR
A particularly attractive westerly facing rear garden, providing a good degree of privacy and incorporating a paved patio and generous lawned area, enclosed by timber fencing. External lighting.

TENURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
Band G



















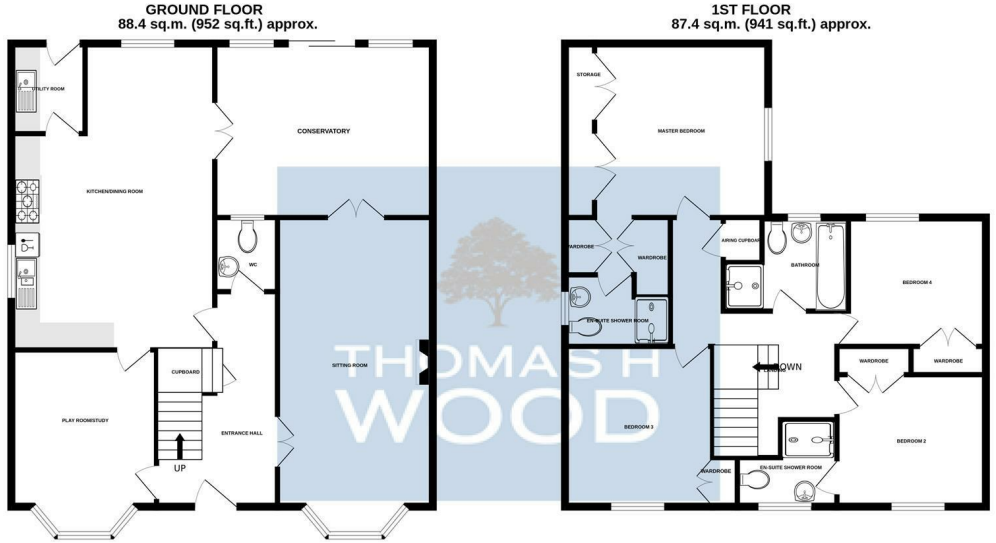






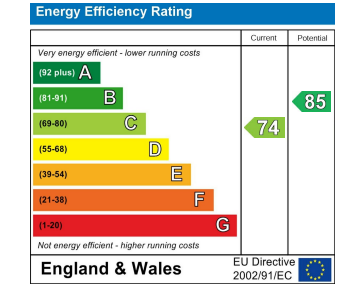






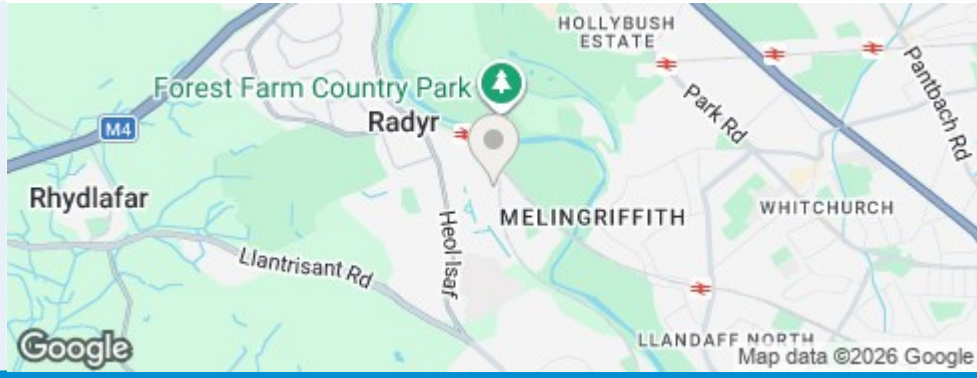
TOTAL FLOOR AREA : 175.8 sq.m. (1892 sq.ft.) approx.

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes 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

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