





38 Hazel Tree Close, Radyr

OFFERS IN EXCESS OF - £325,000 Freehold

THREE BEDROOM DETACHED FAMILY HOUSE POPULAR LOCATION **NO CHAIN** A bright and spacious three bedroom detached family house with potential for improvement opportunity in the popular area of Radyr, being a short distance from amenities and transport links. Entrance hallway, cloakroom, large lounge with double doors leading to the kitchen and breakfast room, utility room. To the first floor are three bedrooms and a family bathroom. Gas central heating. Decorative stone rear garden. Driveway to front. No chain. IN NEED OF UPGRADE BUT OFFERING EXCELLENT POTENTIAL. EPC Rating: tbc

Council Tax band: F

Tenure: Freehold

Entrance Porch
With patio doors leading to porch.

Hallway
Approached via an aluminium frame double glassed entrance door leading to the entrance hallway. Staircase to first floor. Radiator.

Cloakroom
Comprising low level wc, wash hand basin. Window to front.

Lounge
18' 1" x 12' 5" (5.51m x 3.78m)
With bay fronted window, a good sized reception. Wood flooring. Double doors to kitchen and diner. Radiator.

Kitchen And Diner
19' 3" x 12' 8" (5.86m x 3.85m)
Well appointed along two sides with high gloss fronts beneath round nosed worktop surfaces. Inset two bowl sink. Integrated oven and grill. Central island with storage and integrated gas hob. Matching range of eye level wall cupboards. Wall tiling to splash back areas. Open to hallway. Door to utility room. Window to rear. Ample space for large family dining table. Patio doors to rear garden. Double doors to lounge.

Utility Room
7' 11" x 4' 9" (2.42m x 1.45m)
In need of upgrade but has plumbing for washing machine. Door to garage. Door to garden. Power and lighting.

First Floor Landing
Approached via an easy rising staircase leading to the central landing area. Access to roof space. Storage over stairs. Obscured glass window to side. Airing cupboard housing the 'Viessmann' combi gas central heating boiler.

Bedroom One
13' 11" x 10' 10" (4.23m x 3.31m)
Overlooking the entrance approach, a good sized primary bedroom. Built in storage cupboard. Radiator.

Bedroom Two
12' 8" x 10' 10" (3.86m x 3.31m)
Overlooking the rear garden, a second double bedroom. Built in storage cupboard. Laminate flooring. Radiator.

Bedroom Three
10' 4" x 8' 0" (3.15m x 2.45m)
Aspect to front. Built in storage cupboard. Laminate flooring. Radiator.

Family Shower Room
7' 0" x 5' 5" (2.14m x 1.66m)
Comprising low level wc, wash hand basin, corner shower cubicle. Wall tiling. Obscured glass window to rear. 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

Decorative stones. Enclosed by timber fencing. Access to side. There is a large pond which is covered with netting.

REAR GARDEN

Hedgerow to front. Driveway leading to garage.

DRIVEWAY

2 Parking Spaces

Space for Two cars

GARAGE

Single Garage

5.34m x 2.49m With up and over access door. Door to utility room.

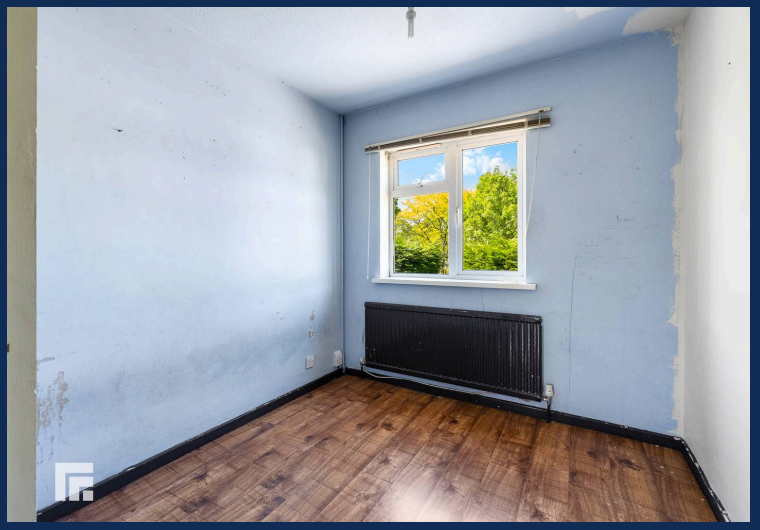


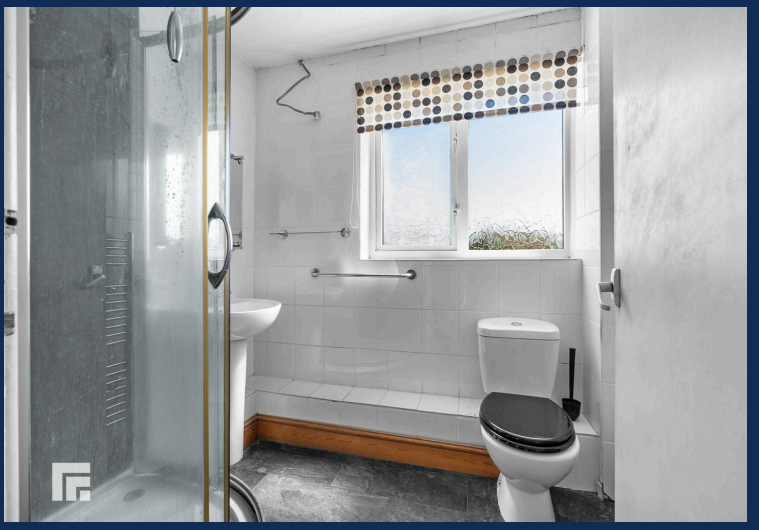












GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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