

Craig Castell,
Radyr, Cardiff,
CF15 8RG

THOMAS H WOOD

£475,000

4 Bedrooms
House - Semi-Detached

A superb example of a modern family home, this property has undergone an extensive programme of extension and renovation to create spacious and beautifully presented accommodation throughout. Formerly a modest two bedroom property, the home now offers four bedrooms and excellent living space perfectly suited to modern family life.

The heart of the home is undoubtedly the impressive open plan kitchen, dining and family room, a wonderful social space featuring a central island, integrated appliances and bi folding doors opening onto the rear garden. Complementing the living accommodation are a practical utility room, contemporary ground floor shower room and a modern family bathroom.

Externally, the property benefits from new roof with 10 year warranty, driveway parking to the front and a generous rear garden with a patio seating area, extensive lawn and newly installed boundary fencing.



ENTRANCE HALLWAY
A welcoming and spacious entrance hallway entered via a composite front door. Featuring LVT flooring, painted walls and a smooth ceiling, the hallway benefits from a fitted storage bench, acoustic timber wall panelling, built in storage cupboards for coats and shoes, under stairs storage and a staircase leading to the first floor accommodation.

KITCHEN/DINING
13.4mx 20.8m
The outstanding hub of the home, this impressive open plan living space overlooks the rear aspect and has been designed with both family living and entertaining in mind. Finished with LVT flooring, painted walls and a smooth ceiling with recessed spotlights. The kitchen is fitted with a comprehensive range of wall and base units incorporating a central island with seating, composite sink unit, integrated wine fridge, dishwasher, fridge, electric hob, double oven and microwave. Feature vertical radiator and traditional radiator. Bi folding doors open directly onto the rear patio and garden beyond.

UTILITY ROOM
5.3mx8m
A practical utility space finished with LVT flooring, painted walls and a smooth ceiling with spotlights. Fitted with a stainless steel sink unit and under counter storage. Space for appliances. Radiator panel.

LOUNGE
10mx16m
A comfortable reception room overlooking the front aspect of the property. Finished with carpeted flooring, painted walls and a smooth ceiling. UPVC window to front, radiator with TRV and glazed oak doors.



Features

- Extended And Fully Renovated Four Bedroom Family Home
- Stunning Open Plan Kitchen, Dining And Family Room
- Modern Ground Floor Shower Room And First Floor Family Bathroom
- Spacious Entrance Hallway With Bespoke Storage Solutions
- Generous Rear Garden With New Perimeter Fencing
- Driveway Parking For Two Vehicles
- Contemporary Finish Throughout

GROUND FLOOR SHOWER ROOM
4.8mx7.10m
A modern shower room fitted with a low level WC, pedestal wash hand basin and walk in shower enclosure with chrome mixer shower and sliding glass screen. Painted walls, smooth ceiling with spotlights, extractor fan and cupboard housing the new gas combination boiler, with 10 year warranty.

LANDING
Approached via a carpeted staircase with doors leading to all rooms. Loft access hatch and smooth ceiling with spotlights.

BEDROOM ONE
10mx16.2m
A generous double bedroom overlooking the front aspect of the property. Finished with carpeted flooring, painted walls and a smooth ceiling. UPVC window, radiator with TRV.

BEDROOM TWO
8.11mx14.8m
A double bedroom overlooking the rear aspect of the property. Finished with carpeted flooring, painted walls and a smooth ceiling. UPVC window, radiator with TRV.

BEDROOM THREE
12mx11.6m
A further bedroom overlooking the rear aspect of the property. Finished with carpeted flooring, painted walls and a smooth ceiling. Built in storage cupboard, UPVC window and radiator with TRV.

BEDROOM FOUR
12mx6.4m
A good size single bedroom overlooking the front aspect of the property. Finished with carpeted flooring, painted walls and a smooth ceiling. UPVC window and radiator with TRV.

FAMILY BATHROOM
7.7mx5.11m
A stylish family bathroom fitted with a modern three piece suite comprising panel bath with shower over and glazed screen, low level WC and vanity wash hand basin. Attractive gold effect fittings, illuminated mirror, UPVC window, extractor fan and smooth ceiling with spotlights.

OUTSIDE

FRONT
Driveway providing off road parking for two vehicles. Lawn frontage and covered entrance porch leading to the front door.

REAR
A particularly generous rear garden enjoying a paved patio seating area leading onto an extensive lawn. Enclosed by recently installed timber fencing with gravel pathway and gated side access. A fantastic space for families, entertaining and outdoor enjoyment.

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

COUNCIL TAX
Band D

DISCLAIMER
Whilst Thomas H Wood endeavours to ensure that these particulars are accurate and reliable, they are prepared in good faith for guidance only and do not form part of any offer or contract. All measurements, floor areas and floorplans are approximate, and photographs are provided for illustrative purposes. Information relating to tenure, lease arrangements, service charges, boundaries and planning permissions should be independently verified. We have not tested any services, heating systems, equipment or appliances. Prospective purchasers are advised to satisfy themselves as to the property's condition and obtain independent legal and survey advice prior to exchange of contracts. Neither Thomas H Wood nor its employees or representatives are authorised to give any warranty or guarantee on behalf of the vendor in relation to the property and accepts no liability for inaccuracies or related decisions that may result in financial loss, we recommend you seek advice from your legal conveyancer to ensure accuracy.

ANTI-MONEY LAUNDERING
In accordance with the Money Laundering Regulations 2017, Thomas H Wood is legally required to undertake Anti-Money Laundering (AML) and identity verification checks on all purchasers. An AML administration fee of



4 BEDROOMS

2 BATHROOMS

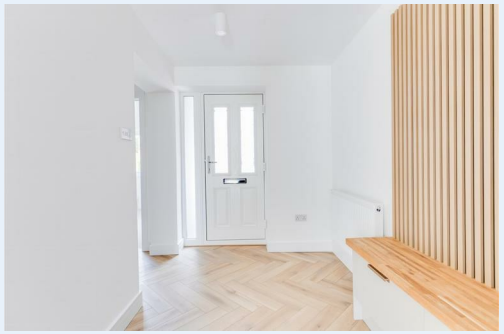
2 RECEPTION ROOMS

ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 1332.70 sq ft
- Current EPC Rating: D
- Potential EPC Rating: B

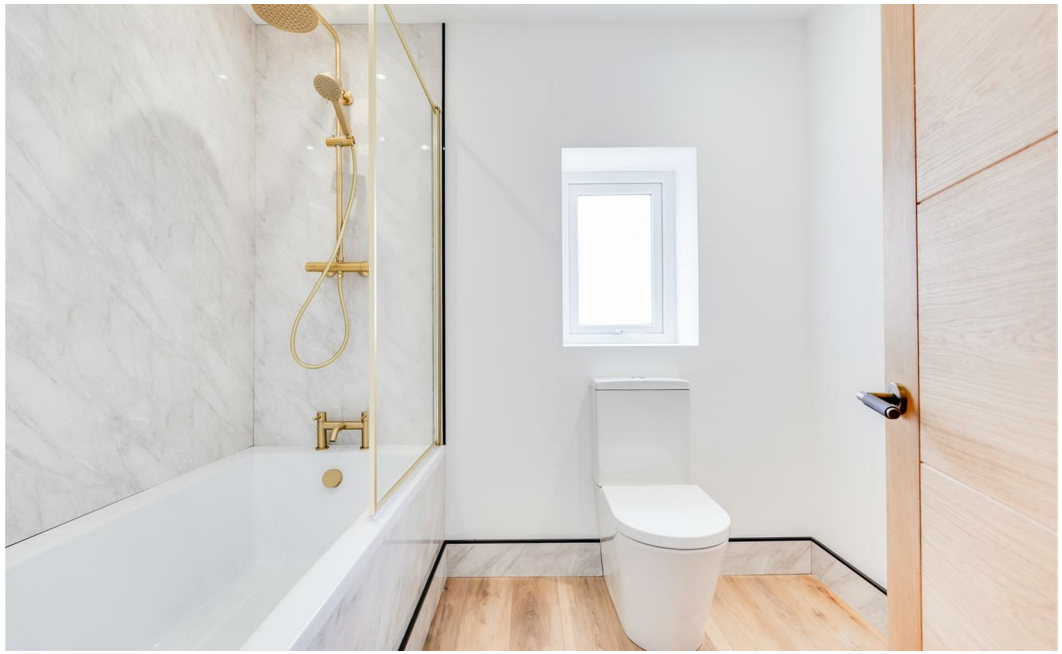




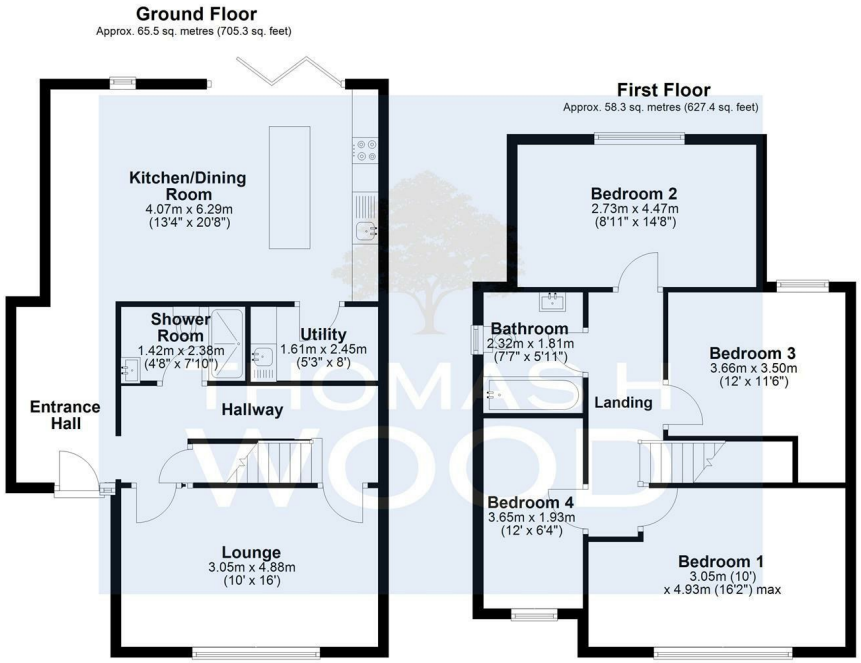








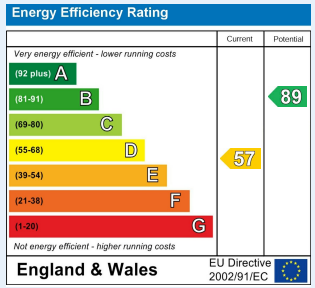




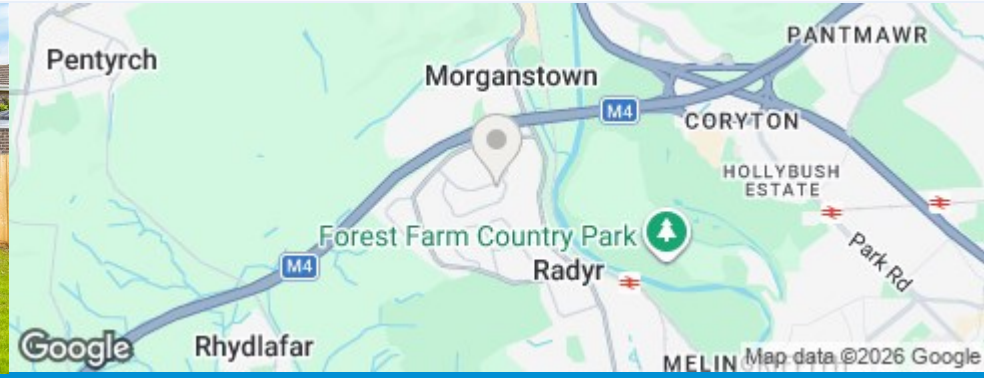
Total area: approx. 123.8 sq. metres (1332.7 sq. feet)



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