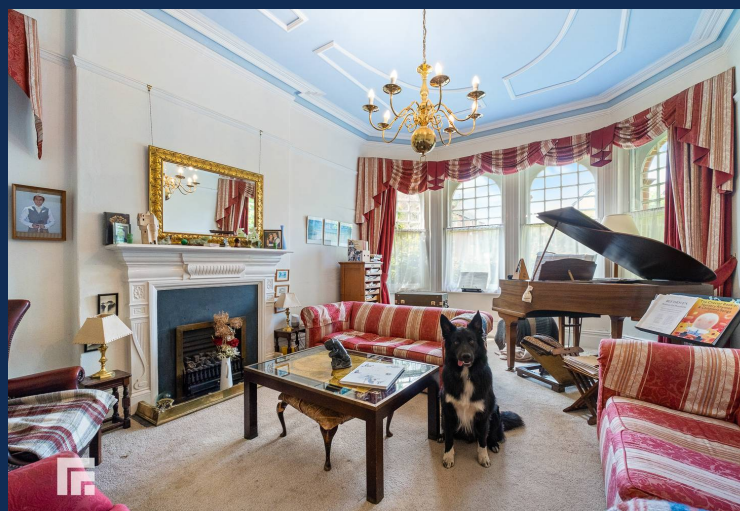




31 Heol Isaf, Radyr

£895,000 Freehold

**** TRADITIONAL SEVEN BEDROOM SEMI-DETACHED FAMILY HOME ** LARGE GARDENS FRONT/SIDE AND REAR ** SOUGHT AFTER LOCATION VILLAGE SETTING ** NO CHAIN **** A beautifully presented, traditional, seven bedroom, semi detached property in the heart of Radyr being a short distance from Radyr Village, local bus routes and Trainstation. Entrance porch, reception hallway, drawing room, sitting room, kitchen/breakfast room, dining room, rear lobby/utility room and Cloakroom. To the first floor; spacious landing, master bedroom with en-suite, a further three double bedrooms, family bathroom and WC. To the second floor are a further three double bedrooms. Exquisite side and front garden with beautifully manicured lawn and mature trees and shrubs. Coach house/ Garage with development potential (Subject to planning). EPC Rating: D
Council Tax band: H
Tenure: Freehold

ENTRANCE PORCH

Approached via a wood panelled entrance door leading to the porchway. Original tiled flooring.

RECEPTION HALLWAY

Dimensions: 17' 4" x 9' 11" (5.29m x 3.03m). Approached via a wood panelled entrance door with obscured glass windows to upper part leading to the large reception hallway. Staircase with newel post and spindle banister leading to the first floor. Wood floor boarding. Window to front with built in window seat and storage below. Under stairs storage cupboard. Radiator.

DRAWING ROOM

Dimensions: 19' 8" x 13' 5" (6.00m x 4.11 (into bay)m). An exceptional primary reception with large bay fronted window with sash cord windows, additional sash cord window to side. Coal effect living flame gas fire with ornate wooden surround. Radiator.

SITTING ROOM

Dimensions: 14' 5" x 11' 7" (4.40m x 3.54m). Overlooking the delightful front garden, a good sized second reception. Feature fireplace with tiled hearth and back with wooden surround. Wood floor boarding. Radiator.

KITCHEN/BREAKFAST ROOM

Dimensions: 22' 11" x 15' 8" (7.00m x 4.80m). A spacious, open plan, family kitchen/breakfast room. Appointed along three sides, eye and low level cupboards beneath wooden/tiled worktops, breakfast bar, stainless steel 1.5 bowl sink with chrome mixer tap, electric 'AGA' with extractor hood and space for dishwasher. Tiled walls and flooring. Ample space for dining room table. addition built in cupboard. Two sash windows to front. Window to side. Two wooden Velux windows and uPVC sliding doors opening into the well manicured, large garden.

DINING ROOM

Dimensions: 19' 0" x 10' 7" (5.81m x 3.24 into Baym). A delightful third reception with bay to rear, ample space for large family dining table. Feature open fireplace with tiled hearth and wooden surround. Wood floor boarding. Radiator.

REAR LOBBY/UTILITY

Dimensions: 9' 8" x 8' 5" (2.95m x 2.59m). With door from kitchen. Plumbing for washing machine. Space for American style fridge freezer. Door to rear.

CLOAKROOM

Comprising low level wc and wash hand basin. Window to side.

FIRST FLOOR

LANDING

Spacious full turning landing area with wooden banister and spindles. Doors to all rooms.

BEDROOM ONE

Dimensions: 19' 7" x 13' 3" (5.99 (into bay)m x 4.04m). A good sized master bedroom. Built in wardrobes. Radiator. Sash windows to side. Door to en-suite.

ENSUITE

Dimensions: 5' 6" x 5' 1" (1.7m x 1.55m). Traditional white suite; low level WC, pedestal wash hand basin with twin brass taps, shower cubicle with gold shower and folding glass screen. Heated towel rail. Tiled walls and flooring. Sash window to front.

BEDROOM TWO

Dimensions: 14' 0" x 11' 7" (4.27m x 3.55m). A second double bedroom. Radiator. Sash windows to front.

BEDROOM THREE

Dimensions: 12' 8" x 10' 6" (3.87m x 3.22m). A third double bedroom. Radiator. Window looking out onto garden. Ornate feature fireplace.

BEDROOM FOUR

Dimensions: 14' 11" x 10' 3" (4.56(into bay)m x 3.13m). A fourth double bedroom. Built in book shelf. Modern vertical radiator. Bay, sash windows looking out to the garden.

FAMILY BATHROOM

Dimensions: 6' 8" x 6' 3" (2.05m x 1.93m). White suite; pedestal wash hand basin with chrome mixer tap, curved bath with chrome shower and glass shower screen. Heated towel rail. Shavers point. Half wall tiling and tiles to splash-back. Dash window overlooking the garden.

WC

Dimensions: 4' 6" x 3' 4" (1.39m x 1.02m). Low level WC with sash window to front.

SECOND FLOOR LANDING

Built in cupboard. Radiator. Window to front. Doors to three bedrooms.

BEDROOM FIVE

13' 2" x 8' 0" (4.03m x 2.45m). A double bedroom. Radiator. Access to roof space. Window to front.

BEDROOM SIX

11' 5" x 10' 11" (3.48m x 3.33m). Radiator. Eaves storage. uPVC window to side.

BEDROOM SEVEN

16' 4" x 11' 10" (4.99m x 3.62m). Double bedroom with built in wardrobes. Radiator. Window to side.

OUTSIDE

REAR GARDEN

With large paved patio leading into a delightful area of lawn with neat borders of plants and shrubs. To the rear is a large pond with maturing tree over head. Paved pathways and paved stepping stones to the rear lawned area. A solid timber built greenhouse with pitched glass roof.

COACH HOUSE/GARAGE

16' 5" x 32' 0" (5.01m x 9.77m). Separated into three parts, two of which are workshops with additional door leading to the garage, with twin doors leading to Windsor Crescent. There is also a secure bike store. The Coach House has potential for development (Subject to planning).

FRONT AND SIDE GARDENS

To the front is a large lawned garden enclosed by well tended hedgerow and borders of shrubs. The lawn continues to the side along with the hedgerow. Timber entrance gate to side with brick pillars leading to a paved pathway further leading to the long tiled entrance verandah. Additional double gates giving access from Windsor Crescent. The side garden enjoys a sunny southerly aspect.









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