



hrt
herbert r thomas

5 Radcliffe Walk, Ystradowen CF71 7TU

Vale of Glamorgan

Offers Over **£745,000**

5 Radcliffe Walk

Spacious, individually designed 4/5-bedroom detached family home occupying a large, mature, and private plot, located within an exclusive close of five individually designed properties.

Council Tax band: G

Tenure: Freehold

- Covered entrance leading to an attractive hallway
- Elegant dual-aspect living room with Clearview wood-burning stove
- Versatile annexed family room / fifth bedroom
- Open-plan dining room and kitchen
- Spacious principal bedroom suite with built-in wardrobes, garden views, and en suite
- Three further well-proportioned bedrooms with fitted storage
- High-specification family bathroom and additional cloakroom
- Large, private plot with extensive driveway, double garage, landscaped gardens, and open countryside views



Generous covered entrance with a flagstone floor leads via a panelled hardwood door with glazed side screen, into a welcoming **HALLWAY** with timber-effect flooring, traditional spindle staircase with hardwood handrail, and a useful understairs cupboard.

The **CLOAKROOM** is beautifully appointed with a white low-level WC and wash hand basin, fully tiled, and complemented by a frosted hardwood window.

The **LIVING ROOM** is an elegant dual-aspect space featuring a matching timber floor and "Clearview" wood-burning stove set within a natural stone recess on a flagstone hearth, complete with a timber mantel. A recessed bookcase adds character. A door leads through to a substantial annexed room, ideal as a **FAMILY ROOM** or **FIFTH BEDROOM**, with fitted carpet, double-glazed window, and bi-fold doors opening onto the private rear garden.

The **DINING ROOM** features a ceramic tiled floor and bi-fold doors opening onto the garden, flowing seamlessly into the open-plan **KITCHEN**. The kitchen is well-appointed with a range of contemporary timber-effect units, Corian-style worktops, and a central island with breakfast bar. Integrated appliances include twin ovens, a gas hob with extractor, dishwasher, larder fridge, and under-counter freezer. A door leads to the **UTILITY ROOM**.

The **UTILITY ROOM** offers further practical space with fitted units, a stainless steel sink, roll-top work surface, plumbing for laundry appliances, and a wall-mounted Vaillant gas boiler (approximately three years old). A window overlooks the driveway, and a hardwood door provides access to the side courtyard.

Upstairs, the galleried **LANDING** includes a storage cupboard and an airing cupboard housing a lagged cylinder tank.

The **PRINCIPAL BEDROOM** is accessed via a private lobby and offers generous proportions, twin built-in wardrobes, and attractive views over the mature rear garden. The **EN SUITE** features a stylish white suite including a bath with shower over, a separate shower cubicle, wall-mounted basin, and chrome heated towel rail, all finished with full tiling.

BEDROOM TWO is a comfortable double with fitted wardrobes, while **BEDROOMS THREE AND FOUR** are of similar size, each with built-in storage and rear-facing aspects.

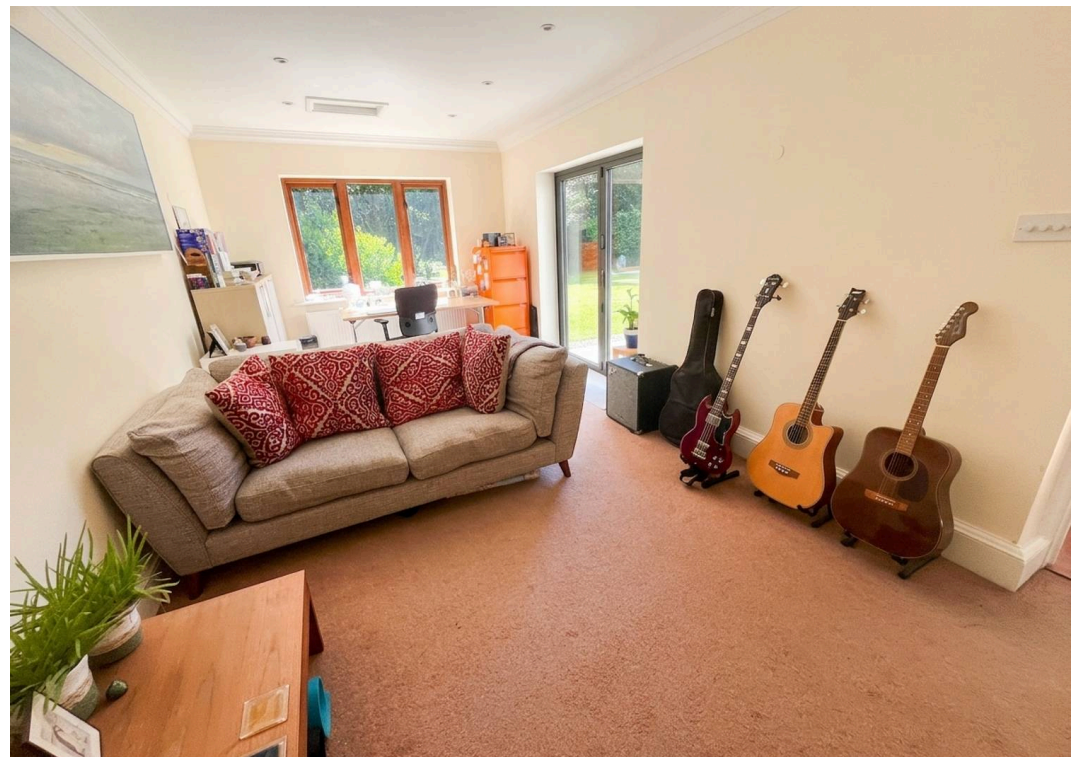
The **FAMILY BATHROOM** is finished to a high standard, with a contemporary white suite including a P-shaped bath with glazed screen and shower, wash hand basin with chrome fittings, low-level WC, vanity storage, and a chrome heated towel rail.

Radcliffe Walk is an exclusive cul-de-sac of just five individually designed homes, characterised by natural stone detailing, flagstone pathways, and quality external finishes.

Number 5 occupies a particularly generous, mature, and private plot. A sweeping gravel driveway, bordered by lawns, provides extensive parking and access to a **DOUBLE GARAGE** with twin electric roller doors.

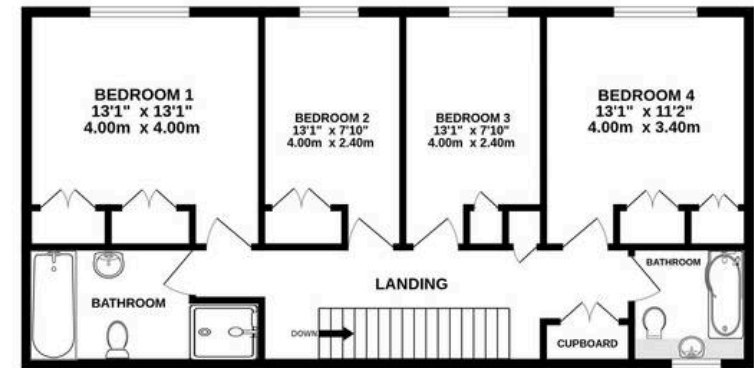
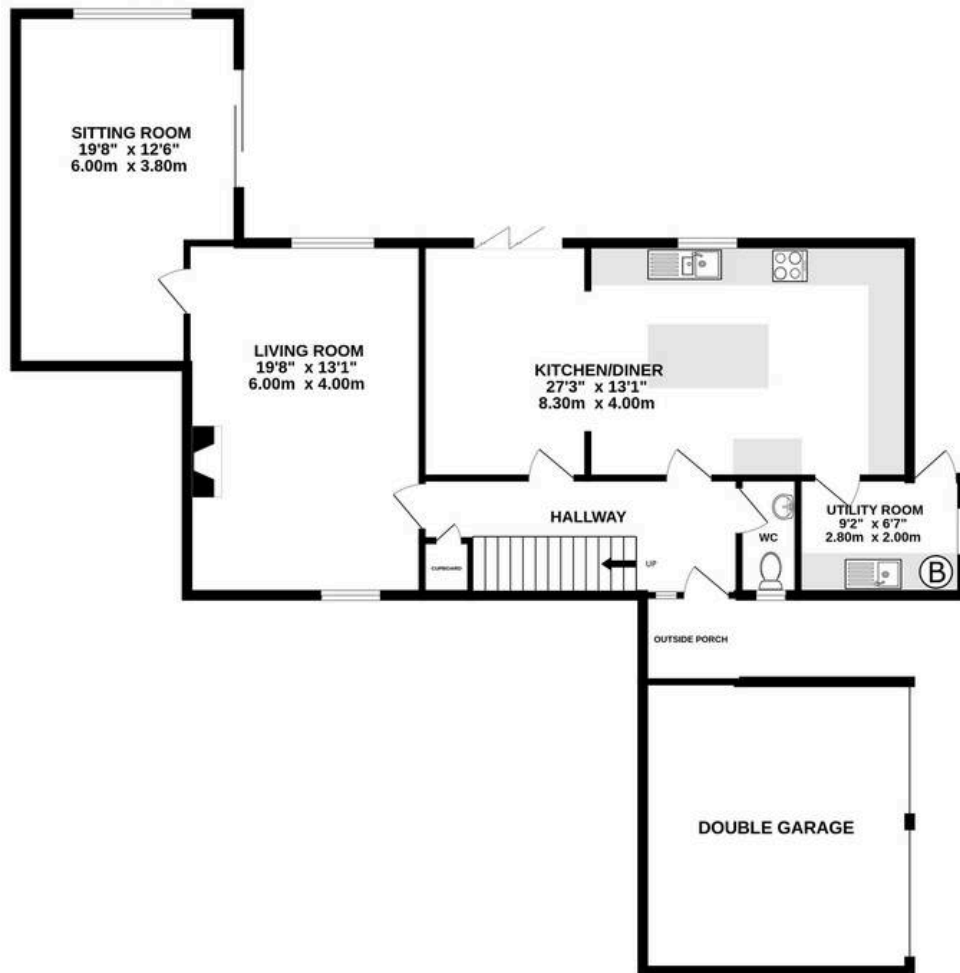
The grounds are a standout feature, with an enclosed side lawn defined by a curved stone wall, leading to a productive kitchen garden with raised beds and a timber shed. The main garden offers a broad Indian sandstone terrace, ideal for entertaining, alongside a substantial lawn framed by mature planting and enjoying far-reaching views across open countryside. A private paved courtyard sits to the side of the house, with gated access back to the driveway.





GROUND FLOOR
1299 sq.ft. (120.7 sq.m.) approx.

1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 2093 sq.ft. (194.5 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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