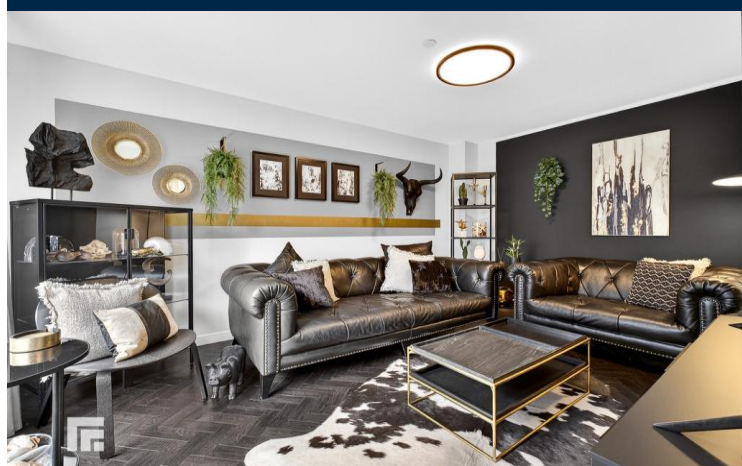




30 ST. JOHN AVENUE  
RADYR  
CARDIFF CF15 8GS

ASKING PRICE OF  
**£495,000**



## SEMI-DETACHED TOWN HOUSE



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**\*\* EXCEPTIONAL FOUR/FIVE BEDROOM SEMI DETACHED HOUSE \*\* SOUGHT AFTER LOCATION \*\* HIGH QUALITY FINISH THROUGHOUT \*\*** A beautifully presented four/five bedroom semi detached family house on a modern development in Radyr, being a short distance from local amenities and transport links. Entrance hallway, cloakroom, spacious lounge, kitchen and dining room with integrated appliances and french doors to the rear garden. To the first floor are three bedrooms, bedroom two with ensuite shower room and there is a separate sizeable family bathroom with shower over bath. To the second floor is a large primary suite with ensuite shower room. Gas central heating. Double glazing. High quality Karndean herringbone effect flooring to the ground floor with top end carpets to remaining floors. Converted garage offering a versatile room currently utilised as the fifth bedroom with ensuite shower room. Landscaped rear garden. Long key block driveway to side. EPC Rating: B

#### LOCATION

The property is situated on the much sought after Parc Radyr development in the semi-rural village of Radyr. Local amenities include a parade of shops, restaurant, golf and tennis clubs, doctors and dentist surgeries, train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

#### ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious entrance hallway. Staircase to first floor. Storage cupboard. Quality karndean herringbone effect flooring. Radiator.

#### CLOAKROOM

Window to the front aspect. Featuring a low level w.c and wash hand basin. Continuation of flooring. Radiator.

#### LOUNGE

14' 10" x 10' 5" (4.53m x 3.20m)

With large picture window to the front, a good sized reception. Quality karndean herringbone effect flooring. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

#### KITCHEN AND DINING ROOM

19' 5" x 11' 4" (5.94m x 3.46m)

A sizeable kitchen and dining room. The kitchen is well appointed along three sides in light high gloss fronts with black bar handles beneath square edges laminate worktop surfaces. Inset 4 ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Integrated dishwasher. Integrated washer dryer. Matching range of eye level wall cupboards. Worktop breakfast bar area. Ample space for large family dining table. French doors opening to the attractive rear garden. Quality karndean herringbone effect flooring. Two radiators.

#### FIRST FLOOR

##### LANDING

Approached via full turning staircase leading to the spacious first floor landing. Staircase to second floor. Storage cupboard.

##### BEDROOM TWO

10' 7" x 10' 2" (3.23m x 3.11m)

Spacious double bedroom with window overlooking the delightful rear garden. Radiator. Door to en-suite.

##### ENSUITE SHOWER ROOM TWO

7' 3" x 5' 8" (2.22m x 1.74m)

Modern white suite comprising low level wc, wash hand basin and large shower cubicle with chrome shower. Tiled splash back. Tiled flooring. Extractor fan. Radiator.

##### BEDROOM THREE

11' 5" x 8' 7" (3.49m x 2.64m)

A further double bedroom with window to the rear aspect. Radiator.

##### BEDROOM FOUR

10' 5" x 7' 10" (max)(3.19m x 2.39m)

A good sized fourth bedroom with window to front aspect. Radiator.



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## FAMILY BATHROOM

8' 5" x 6' 1" (2.59m x 1.87m)

A sizeable family bathroom with a quality white suite comprising low level wc, wash hand basin and panelled bath with 'Mira' shower and glass swivel shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to front. Radiator.

## SECOND FLOOR

### LANDING

Approached via full turning staircase onto landing area. Window to the side elevation. Door to primary bedroom.

### PRIMARY BEDROOM

20' 8" x 13' 10" (max)(6.32m x 4.24m)

Exceptionally spacious primary bedroom with window to the front aspect. Storage cupboard. Door to en-suite.

### ENSUITE SHOWER ROOM

8' 3" x 7' 9" (2.54m x 2.37m)

Quality white suite comprising low level wc, wash hand basin and large walk in shower councillor with twin head chrome shower. Wall tiling to splash back areas. Tiled flooring. Two windows to rear pitch. Radiator.

### GARAGE CONVERSION

19' 3" x 9' 8" (overall)(5.87m x 2.96m)

Exceptional garage conversion with tall vaulted ceiling and exposed beams, offering versatile use currently utilised as an independent fifth bedroom with modern en-suite shower room.

### FRONT GARDEN

Steps leading to front door with wrought iron balustrade. Area laid to lawn with boundary planting.

### REAR GARDEN

A delightful enclosed rear garden comprising patio leading onto an area of lawn with near borders of plants and shrubs with additional upper paved patio relaxation area. Outside tap. Outside lighting timber gate giving access to side drive.

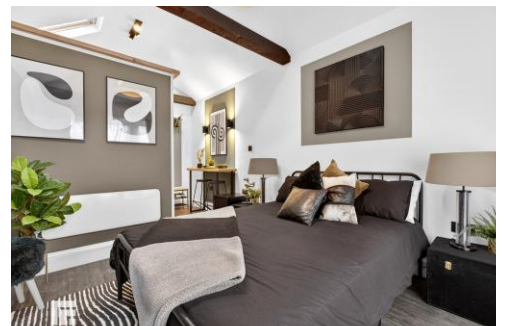
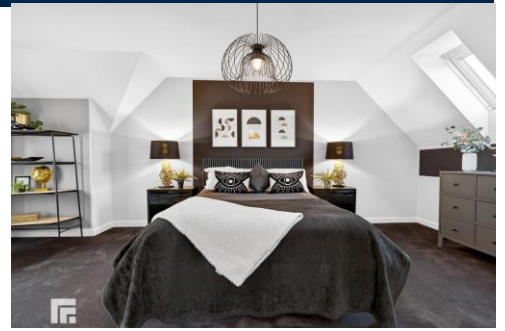
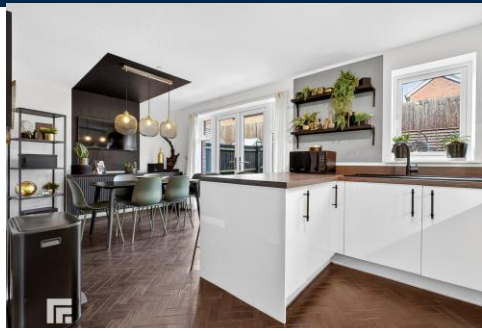
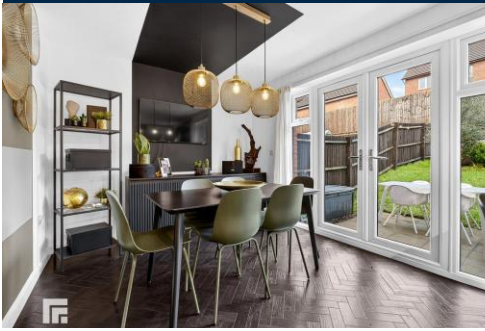
### SIDE DRIVEWAY

Long keyblock paved drive to side. Electric car charger.





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FLOORPLAN AND EPC TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR** 029 2084 2124

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Glamorgan, CF15 8AA



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