



## 63 Dan-y-Bryn Avenue, Radyr

£675,000 Freehold

**DETACHED PROPERTY**FOUR BEDROOMS\*\*LARGE EXTENDED FAMILY ROOM\*\*BEAUTIFULLY MAINTAINED REAR

GARDEN\*\* A beautifully presented, spacious four double bedroom property in the sought after area of Radyr.

Entrance porch leading to a light hallway; WC, large family living room with feature electric fire, newly fitted kitchen, dining room with tri-folding doors to the rear garden, large family room/bar/second sitting room, shower room and sauna. To the first floor; principal bedroom, a further three double bedrooms and family bathroom. Landscaped, well maintained, delightful rear garden. Lean to shed. Additional shed and summer house. Woodland views. Front laid to lawn with driveway with parking for three vehicles. EPC Rating: C

Council Tax band: G

Tenure: Freehold

## **ENTRANCE PORCH**

8' 10" x 6' 0" (2.69m x 1.84m)

Entered via a uPVC door, obscured glass window to front; tiled flooring. uPVC door into hallway.

## **ENTRANCE HALLWAY**

10' 10" x 6' 0" (3.30m x 1.84m)

A spacious hallway with wall panelling and bespoke stain glass pane to one side. Tiled flooring. Radiator. Staircase leading to first floor. Doors leading to lounge, kitchen and WC.

## **CLOAKROOM**

7' 6" x 2' 10" (2.28m x 0.86m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, chrome heated towel rail, tiled walls and flooring. Obscured glass window to front.

## **LOUNGE**

17' 11" x 12' 11" (5.47m x 3.94m)

Entered via double wooden doors via the hallway, a spacious family lounge, electric, log feature fire place. Radiator. Wooden folding doors into dining room.

## **KITCHEN**

11' 10" x 11' 8" (3.61m x 3.56m)

3.61m x 3.56m (max) Newly fitted kitchen well appointed along three sides in handle less high gloss fronts beneath woodgrain effect laminate worktops. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated washing machine. Integrated oven and grill. Integrated microwave. Large breakfast bar with picture window overlooking the delightful rear garden. Tiled splash back to worktop areas. Tiled flooring. Under stairs storage cupboard. Radiator. Door to bar room. Door to dining room.

## **DINING ROOM**

15' 4" x 11' 8" (4.68m x 3.56m)

An excellent sized dining room with ample space for exceptionally large dining table. Quality wood block flooring. Folding doors to lounge. Large tri-folding doors leading to the large paved patio. Vertical radiator.

## **FAMILY ROOM/BAR**

26' 2" x 17' 3" (7.98m x 5.25m)

A large, spacious family room currently being used as a second sitting room and bar. Ample space for seating, modern electric, wall hung fire. Tiled bar with laminate countertop and shelving below with space for bar stools. Concertina doors to side patio and additional bifold doors to covered veranda area. Large uPVC window looking out onto the beautifully maintained rear garden.

## **SHOWER ROOM**

10' 8" x 6' 0" (3.24m x 1.82m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap and built in vanity with tiled splashback and 3D illuminated wall mirror above, fully tiled corner shower cubicle with chrome shower and glass sliding doors, tiled flooring, chrome heated towel rail, built in cupboard housing modern combi 'BAXI' boiler, four person Sauna. Extractor fan. Spotlights. uPVC window to front.

## **FIRST FLOOR LANDING**

Entered via a turning staircase, stain glass window to side, loft access, which has a retractable ladder to fully boarded loft with power and Velux window. Doors leading to bedrooms and family bathroom.

## **FAMILY BATHROOM**

7' 4" x 6' 4" (2.23m x 1.94m)

White suite; low level WC, wall hung wash hand basin with chrome mixer tap, bath with chrome mixer tap, tiled bath panel, chrome shower, folding glass shower screen, chrome heated towel rail. Tiled flooring. Obscured glass window to rear.

## **BEDROOM ONE**

15' 7" x 12' 8" (4.76m x 3.86m)

A good sized principal bedroom with built in mirrored, sliding door wardrobes. Additional made to measure wardrobes/ drawer combination unit and bed with side cabinets included. Wash hand basin with vanity, built in high gloss wall cupboard with lights beneath and mirror. Radiator. Window to front.

## **BEDROOM TWO**

11' 11" x 10' 10" (3.63m x 3.30m)

A second double bedroom. Built in floor to ceiling wardrobe, additional floor to ceiling cupboard /storage above and housing white wash hand basin with dual chrome taps and laminate countertop with light/shaving point, Radiator. Window to front.

## **BEDROOM THREE**

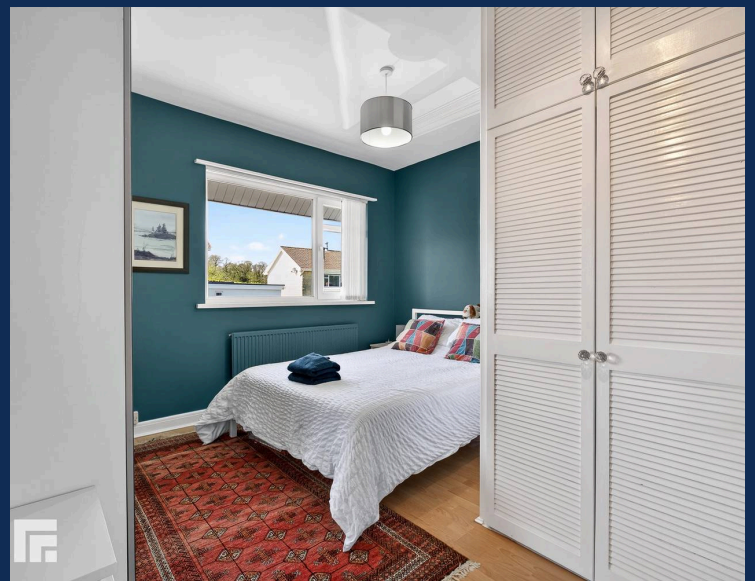
11' 11" x 8' 3" (3.62m x 2.52m)

Aspect to rear overlooking woodlands, a third double bedroom. Space for double wardrobes. Radiator.

## BEDROOM FOUR

11' 8" x 8' 8" (3.56m x 2.63m)

A fourth double bedroom. Aspect to rear over looking woodlands. Made to measure mirrored wardrobes and drawer units to be included. Countertop wash hand basin with chrome mixer tap and mirror above. Radiator.





### REAR GARDEN

Beautifully maintained large secluded garden and side paved patio with timber fence borders. Side patio includes large summer house (currently housing a hot tub which is included in the sale and being used as a gym), raised flower beds and water feature. Outside lighting. Outside power socket. Outside tap. Concealed door to front drive. Patio area with steps down onto terrace of shingle, mature shrubs, water feature and garden spotlights. Additional paved patio covered by wooden veranda with polycarbonate roofing outside lighting and power sockets. Blocked paved steps leading down to large lawned area with raised beds planted with mature shrubs and bushes. Wooden lean to shed to the side and additional garden shed to the bottom of the garden, provide generous storage space. Woodland views and side access.

### FRONT GARDEN

Laid to lawn with mature shrubs to one side.

### DRIVEWAY

3 Parking Spaces

Block paved driveway with parking for three vehicles. Outside power socket. Timber gate to side for access.

