



1 Walnut Tree Close, Radyr

£495,000 Freehold

**** SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME DESIRABLE LOCATION GARAGE**** A well presented four bedroom detached property in a sought after location. Accommodation briefly comprises entrance hallway, cloakroom, study, lounge, conservatory, sitting room, kitchen and breakfast room, utility room. To the first floor there are four bedrooms and family bathroom. Large rear garden. EPC Rating: D

Council Tax band: F

Tenure: Freehold

Entrance Porch

Approached via a uPVC entrance door leading to the entrance porchway. Tiled flooring. Door hallway.

Entrance Hallway

Approached via a uPVC entrance door leading to the spacious entrance hallway. Laminate flooring. Large storage cupboard. Radiator.

Cloakroom

White suite comprising low level wc, wash hand basin. Tiled splash back. Laminate flooring. Radiator. Extractor fan.

Study

8' 1" x 7' 2" (2.46m x 2.19m)

A convenient study with glass brick wall to two sides. Laminate flooring. Radiator.

Lounge

18' 8" x 12' 4" (5.69m x 3.77m)

An excellent sized primary reception with french doors to the rear garden. Feature fireplace. Stairs to first floor. Opening to sitting room. Quality laminate flooring. French doors to conservatory. Radiator.

Conservatory

17' 9" x 7' 11" (5.40m x 2.42m)

Delight uPVC double glazed conservatory. Amtico flooring. Door to rear garden.

Sitting Room

18' 10" x 9' 8" (5.75m x 2.95m)

Overlooking the rear garden, a good sized second reception. Laminate flooring. Door to kitchen.

Kitchen And Breakfast Room

30' 5" x 8' 11" (9.27m x 2.73m)

Well appointed along three sides in woodgrain effect fronts beneath granite worktop surfaces. Inset sink with side drainer. Inset 'Stoves' four ring hob with cooker hood above. Integrated oven and grill. Integrated dishwasher. Integrated fridge freezer. Matching range of eye level wall cupboards. Concealed 'Glow worm' gas central heating boiler. Tiled splash back. Window overlooking the rear garden. Ample space for large family breakfast table. Door to side. Window to front. Tiled flooring throughout. Radiator.

Utility Room

14' 4" x 5' 6" (4.37m x 1.68m)

Being the rear part of the garage. With units and worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Worktop to one side. Radiator. Door to garage.

First Floor Landing

Approached via an easy rising staircase leading to the central landing. Window to front. Access to roof space. Large storage cupboard also housing the hot water cylinder.

Bedroom One

12' 0" x 11' 10" (3.67m x 3.60m)

Overlooking the delightful rear garden, a good sized primary double bedroom. Built in wardrobes. Radiator.

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m)

Overlooking the garden to the rear, a second double bedroom. Radiator.

Bedroom Three

11' 11" x 7' 10" (3.64m x 2.38m)

Aspect to rear, a third double bedroom. Wardrobe recess. Radiator.

Bedroom Four

9' 1" x 6' 7" (2.76m x 2.00m)

Aspect to front. Radiator.

Family Bathroom

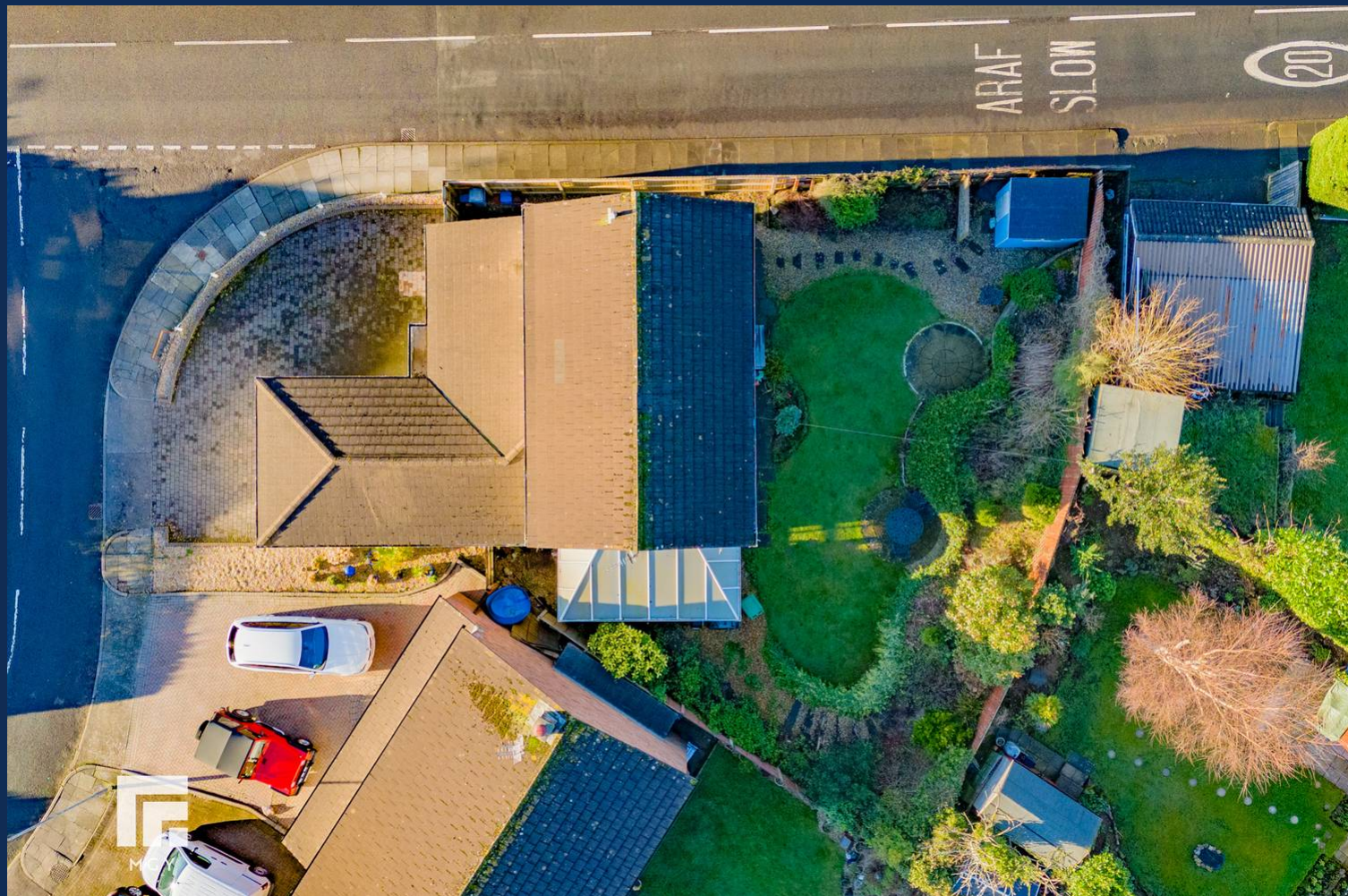
7' 7" x 5' 5" (2.30m x 1.66m)

Comprising low level wc, wash hand basin, panelled bath with 'Triton' shower above. Full wall tiling. Tiled flooring. Obscured glass window to side. Extractor fan. Heated towel rail.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Large rear garden comprising areas of paved patio and lawn with borders of plants and shrubs. Timber storage shed. Gate to side.

FRONT GARDEN

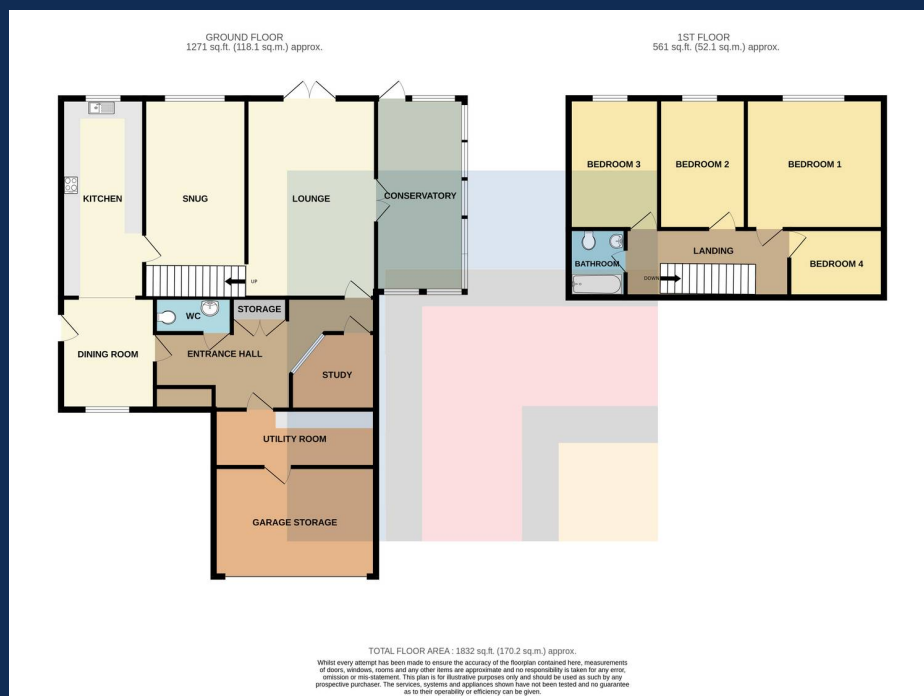
Large paved driveway to front.

GARAGE

Single Garage

4.65m x 3.15m With electric up and over access door. Power and lighting. Additional door to side. Partition wall and door leading to rear part of garage forming the utility room.





RADYR 029 2084 2124

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