

Total area: approx. 2316.1 sq. feet



Energy Efficiency Rating	
Current	Potential
62	76

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

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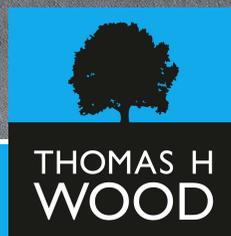
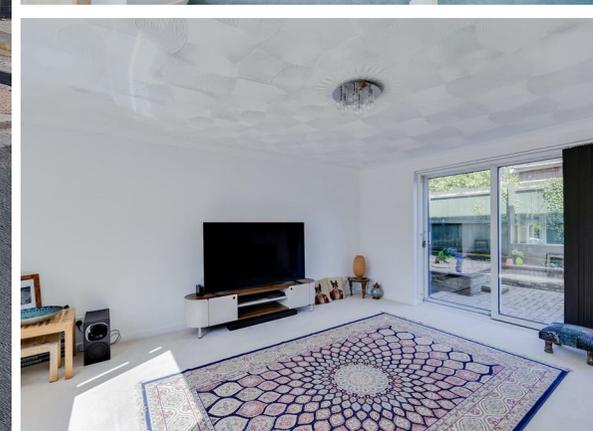
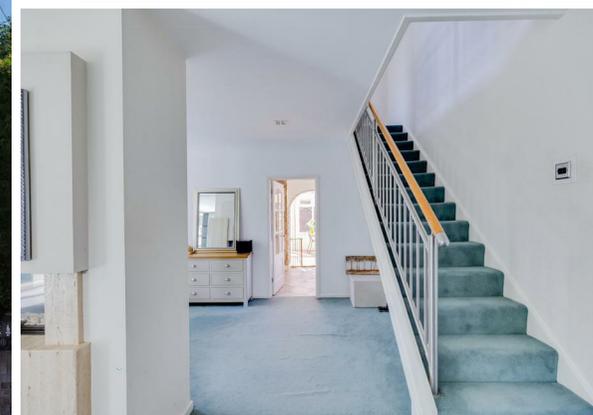
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CONTACT

THOMAS H WOOD





45 Hazel Tree Close,  
Radyr, Cardiff  
CF15 8RS

Asking Price £575,000  
House - Detached  
6 Bedrooms

Tenure - Freehold

Floor Area - 2316.10 sq ft

Current EPC Rating - D62

Potential EPC Rating - C76

We are delighted to present this bright and spacious six-bedroom detached family residence, offered to the market with no onward chain. This immaculately maintained home offers exceptional living space across two floors and is ideally positioned for families, with generous accommodation, excellent storage, and a landscaped rear garden — all set within a sought-after residential location close to parks, schools and transport links.

Internally, the property boasts a large entrance hall creating a welcoming first impression, leading to two versatile reception rooms, a spacious kitchen, and a conservatory that overlooks the rear garden. Each room is flooded with natural light, giving the home a fresh and airy atmosphere throughout. With six well-proportioned bedrooms and three bathrooms, the layout offers superb flexibility for modern family life.

Externally, the home continues to impress with a beautifully maintained rear garden ideal for entertaining and family enjoyment, complete with paved patio, lawn, water tap, and weatherproof power sockets. The front of the property features a large driveway, two garages and gated side access to the rear.

#### ACCOMMODATION

##### ENTRANCE HALLWAY

3.50m x 3.95m (11'5" x 12'11")

A bright and spacious entrance with fitted cloakroom, access to all ground floor rooms, and door to WC.

##### WC

1.13m x 2.31m (3'8" x 7'6")

Low level WC, wash hand basin vanity unit carpeted floor and tiled walls. Radiator panel and UPVC window.

##### LOUNGE

4.23m x 4.69m (13'10" x 15'4")

Dual aspect with UPVC window to the front and UPVC sliding doors to the rear. Carpeted floor, painted walls and texture ceiling with coving.

##### SITTING ROOM

5.74m x 3.59m (18'9" x 11'9" )

A generous principal living room with sliding UPVC doors to the gardens. Central fireplace and UPVC window. Carpeted floor, painted walls and smooth ceiling with coving. Stairs to first floor and open plan to;

##### DINING ROOM

5.74m x 2.59m (18'9" x 8'5" )

A versatile room, that's currently used as a dining room. Great knock through potential to the kitchen. With carpeted floor, painted walls and smooth ceiling with coving. UPVC to the gardens, radiator panel.

##### KITCHEN

6.13m x 2.41m (20'1" x 7'10")

Fitted with a range of wall and base units, ample worktop space, and rear UPVC door and UPVC window to the front. Gas hob, electric ovens and composite sink. Fully tiled walls and floor. Open plan to;

##### CONSERVATORY

5.70m x 3.38m (18'8" x 11'1" )

A wonderful additional living space with views across the rear garden, perfect for relaxing or entertaining. With tiled floor, painted walls and UPVC doors to the gardens.

##### LANDING

Via carpeted staircase to a spacious landing. UPVC window to the front aspect and doors to all rooms. Loft access.

##### BEDROOM ONE

4.73m x 4.50m (15'6" x 14'9")

Overlooking the front aspect, with carpeted floor, papered walls and textured ceiling. With a range of fitted wardrobes and chest of drawers. UPVC window and radiator panel. Door to;

##### BATHROOM/ENSUITE

4.70m x 3.25m (15'5" x 10'7")

A luxurious bathroom suite featuring twin wash hand basin vanity unit, shower cubicle, large jacuzzi-style bath, storage cupboard and radiator.

##### BEDROOM TWO

4.24m x 3.68m (13'10" x 12'0")

A generous double bedroom with rear aspect UPVC window. With carpeted floor papered walls and textured ceiling. Fitted wardrobes along two sides. Radiator panel.

##### BEDROOM THREE

3.68m x 3.45m (12'0" x 11'3")

A well-proportioned double room with side aspect UPVC window. With carpeted floor, papered walls, and textured ceiling. Fitted wardrobes along two sides. Radiator panel.

##### BEDROOM FOUR

3.33m x 2.59m (10'11" x 8'5")

A bright room with carpeted floor, papered walls, and textured ceiling. Fitted wardrobes along one side, UPVC window to make aspect and radiator panel.

##### BEDROOM FIVE

3.66m x 2.39m (12'0" x 7'10")

A single bedroom ideal for a nursery or home office. With carpeted floor, painted walls, and textured ceiling with coving. Fitted cupboards, UPVC window and radiator panel.

##### BEDROOM SIX

2.72m x 1.98m (8'11" x 6'5" )

A smaller bedroom with potential for various uses. With laminate floor, papered wall, textured ceiling with coving. UPVC window to side aspect and radiator panel.

##### SHOWER ROOM

2.29m x 1.68m (7'6" x 5'6")

A second modern bathroom with shower, wash hand basin and WC. Fully tiled walls and floor. Towel radiator and UPVC window to the side.

##### GARAGE ONE

4.88m x 3.30m (16'0" x 10'9")

with electric up-and-over door, lighting, power and cold water tap.

##### GARAGE TWO

4.98m x 2.87m (16'4" x 9'4")

with electric door, lighting and power.

##### OUTSIDE

###### REAR

The rear garden offers a peaceful and private outdoor space ideal for families and entertaining. Landscaped with lawn, borders and a generous block paved patio area, it includes an outside tap and weatherproof electrical sockets. A side gate provides secure access to the front.

###### FRONT

The front of the home includes a low-maintenance driveway with ample off-road parking leading to two garages.

##### TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

##### COUNCIL TAX

Band G



