



64 Vista Rise

Radyr Cheyne, CF5 2SD

Offers Over £305,000

HARRIS & BIRT



Offered for sale with no chain is this extended, three bedroom, detached family home located on this quiet cul-de-sac street in Radyr Cheyne.

This modern abode comprises: entrance hall, living room, dining room, beautiful kitchen with views of the garden and a vaulted ceiling. To the first floor there are three bedrooms and a contemporary bathroom. Outside there is a landscaped rear garden with established side borders and an Indian sand stone patio, along with off street block paved driveway parking for two vehicles to the front.

Radyr Cheyne is a popular location in Danescourt and is close to many local shops, amenities and has good public transport links to Cardiff city centre nearby.



Accommodation

Ground Floor

Hallway 4'8" x 11'4" (1.42m x 3.45m)

Wooden laminate floors, skirting boards, storage for coats and shoes, wooden stairs leading to the first floor, UPVC obscure double glazed door to the front aspect, and doors leading to;

Living Room 11' 6" x 14'9" (3.35m 1.83m x 4.50m)

Wooden laminate floors, skirting boards, UPVC double glazed window to the front aspect, door leading to:

Dining Room 14'6" x 9'11" (4.42m x 3.02m)

Stone tiled floors, skirting boards, single glazed window to kitchen to allow access for light door leading to:

Kitchen 14'6" x 11'9" (4.42m x 3.58m)

A very light and airy kitchen with stone tiled floors, skirting boards, cream wall and base units, oak worktops, range cooker and extractor fan. stainless steel sink and drainer, with mixer tap over, tiled splash back, two UPVC double glazed windows to the rear aspect, integrated washing machine and tumble dryer, space for free standing fridge/freezer, UPVC double glazed door to the rear garden, two double glazed skylight windows, door leading to:

Downstairs Wet Room

Fully tiled walls, tiled floor, rainfall shower and extractor fan, low level WC, towel radiator and small wash hand basin.

First Floor

Landing 6'1" x 10'6" (1.85m x 3.20m)

Laminate effect flooring, hatch to attic, doors leading to all other rooms:

Bedroom One 8'6" x 12'7" (2.59m x 3.84m)

Laminate effect flooring, UPVC double glazed window to front elevation, fitted wardrobes to one wall.

Bedroom Two 8'6" x 11'4" (2.59m x 3.45m)

Laminate effect flooring, UPVC double glazed window to rear elevation, Radiator, shelving and storage to one wall.

Bedroom Three 6'8"x 9'4" (2.03mx 2.84m)

Laminate effect flooring, UPVC double glazed window to front elevation, Radiator

Bathroom 6'6"x 5'4" (1.98mx 1.63m)

Laminate effect flooring, P shaped bath with mixer taps, rainfall shower above and shower screen, small wash hand basin, low level WC, PVC panelled walls, obscure UPVC double glaze window to the rear aspect.

Outside

Full width block paved driveway to the front, two large parking spaces, with fence and gate leading to the rear garden. An enclosed rear garden with two paved levels. Storage area to the side of the house, space for shed and additional storage. Outside water tap and electric double power sockets to the rear garden.

Services

Mains water, mains drainage, mains gas, mains electric.

Directions

From our office head south on Caerphilly Road, turn right onto Birchgrove Road, continue onto the Philog, continue onto Merthyr Road, turn left onto College Road, at the round about take the third exit onto Gabalfa Road, at the round about take the first exit onto Bridge Road, at the round about take the second exit onto Llantrisant Road, at the round about take the first exit onto Waterhall Road, turn right onto Restways Close, turn right into Vista Rise and the property is on the right.







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GROSS INTERNAL AREA
FLOOR 1 333 sq.ft. FLOOR 2 385 sq.ft.
TOTAL: 717 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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