

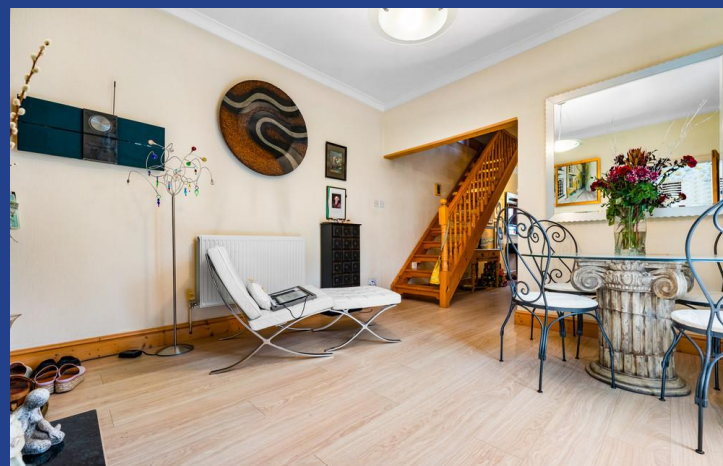
60 Heol Isaf, Radyr, Cardiff, CF15 8DZ



Estate Agents and
Chartered Surveyors

Asking Price Of

£595,000



Semi-Detached Property



Property Description

**** FIVE BEDROOM SEMI-DETACHED ** WESTERLY FACING REAR GARDEN ** THREE RECEPTION ROOMS **** A traditional, five bedroom semi-detached home situated within the popular area of Radyr, within close proximity to the main village, doctors surgery and the Westerly facing rear garden backing on to the tennis club. The accommodation briefly comprises; entrance hall, lounge, sitting room/study, dining room, kitchen, utility room and bathroom. To the first floor are four bedrooms, bathroom and separate WC. To the second floor is the fifth bedroom/loft room. Driveway to front and side. Sunny aspect to rear. EPC: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 1611 sq. ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

ENTRANCE PORCH

Covered entrance porch.

ENTRANCE HALLWAY

Approached via a wood panelled entrance door with obscured glass windows to upper parts. Laminate flooring and staircase to first floor.

LOUNGE

14' 8" x 12' 5" (into bay)(4.48m x 3.79m)
A good sized bay fronted lounge with aspect to front. Coal effect living flame gas fire. Striped and stained floor boarding. Radiator.

STUDY/SITTING ROOM

11' 6" x 9' 11" (3.51m x 3.03m)
Aspect to rear, a versatile second reception currently utilised as a study. Radiator.

DINING ROOM

11' 3" x 11' 1" (3.45m x 3.40m)
French doors to side patio. Feature fireplace. Open plan with entrance hallway. Laminate flooring. Radiator. Door to kitchen.

KITCHEN

11' 4" x 6' 9" (3.46m x 2.08m)
Appointed along two sides in high gloss fronts beneath granite worktop surfaces. Inset 1.5 bowl sink. Inset four ring electric hob. Integrated oven and grill. Integrated dishwasher. Integrated fridge freezer. Matching eye level wall cupboards. Tiled flooring. Radiator. Opening to utility room.

UTILITY ROOM

5' 11" x 4' 7" (1.82m x 1.41m)
Units and worktop to one side. Space for tumble dryer. 'Vaillant' combi boiler. Window to rear. Tiled flooring. Door to bathroom. Radiator.

GROUND FLOOR BATHROOM

5' 11" x 5' 6" (1.82m x 1.70m)
White suite comprising low level wc, wash hand basin. Stand and sit shower bath with twin shower heads. Window to rear. Tiled flooring. Vertical radiator.

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FIRST FLOOR LANDING

Approached via an open thread wooden staircase leading to the long first floor landing. Radiator. Staircase to second floor.

BEDROOM ONE

16' 4" x 14' 9" (into bay) (4.98m x 4.52m)

An excellent sized principal reception, bay fronted window with sash cord windows. Feature fireplace with matching hearth and back, wooden surround. Stripped and stained floor boarding. Radiator.

BEDROOM TWO

11' 6" x 10' 0" (3.51m x 3.06m)

Aspect to rear. A second double bedroom. Radiator.

BEDROOM THREE

11' 4" x 7' 11" (3.47m x 2.43m)

A delightful third bedroom with french doors to the rear balcony overlooking the lawned rear garden. Laminate flooring. Radiator.

BEDROOM FOUR

8' 8" x 8' 0" (2.65m x 2.46m)

Aspect to side. Wood flooring. Radiator.

FAMILY BATHROOM

White suite comprising wash hand basin, shower cubicle with multi jet shower heads and shower curtain. Japanese style jacuzzi bath with shower mixer. Tiled flooring and wall tiling. Chrome heated towel rail. Window to side.

SEPARATE CLOAKROOM

Comprising low level wc. Window to side.

SECOND FLOOR

Approached via an easy rising staircase with spindle banister. Door to loft room.

BEDROOM FIVE

13' 7" x 12' 9" (4.15m x 3.91m)

With velux windows to front and rear. Low level eaves storage. Laminate flooring. Radiator. (Please note the loft conversion was carried out over 30 years ago)

OUTSIDE REAR GARDEN

A spacious, Westerly facing rear garden mainly laid to lawn with mature trees and hedging. Feature stone boundary wall with shrub borders. Paved patio which extends to the side of the property providing access to the front driveway. Outside tap. Garden shed.

FRONT GARDEN

Long Driveway to side.

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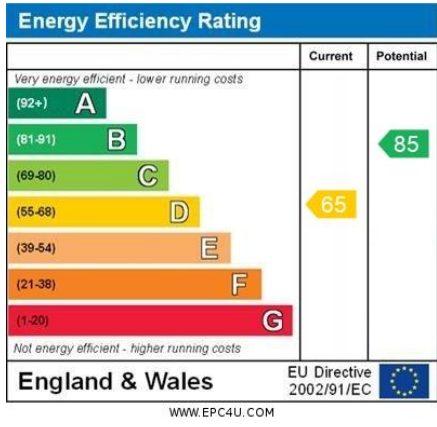
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TOTAL FLOOR AREA : 1611 sq.ft. (149.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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