



17 FISHER HILL WAY
RADYR
CARDIFF CF15 8DR

ASKING PRICE OF
£420,000



END OF TERRACE PROPERTY



4



2



3



1

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,157 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** FOUR BEDROOM END TERRACE TOWN HOUSE ** GOOD SIZED GARDEN ****

GARAGE ** A well presented and spacious four bedroom, three storey townhouse in the sought after area of Radyr, being a short distance from Radyr train station and other local amenities. Entrance hallway, cloakroom, bay fronted kitchen and breakfast room, rear lounge and diner with french doors to the rear garden. To the first floor are three bedrooms and a family bathroom. To the second floor is a large primary bedroom with modern ensuite shower and bathroom. Gas central heating, double glazing. Beautifully landscaped front and rear gardens. Driveway and garage. EPC Rating: C

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

ENTRANCE HALLWAY

Approached via a panelled entrance door leading to the spacious entrance hallway. Quality tiled flooring. Staircase to first floor. Radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled splash back. Tiled flooring. Obscured glass window to front. Radiator.

LOUNGE AND DINER

16' 3" x 11' 7" (4.97m x 3.54m)

With french doors leading to the rear garden with additional window overlooking the garden, a good sized primary reception with ample space for seating and dining. Radiator.

KITCHEN AND BREAKFAST ROOM

15' 8" x 9' 3" (into bay) (4.78m x 2.84m)

With units and worktops to three sides. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Matching range of eye level wall cupboards. Recessed spotlights. Tiled flooring. Ample space for family breakfast table. Bay window overlooking the entrance approach. Radiator.

FIRST FLOOR

LANDING

Approached via a half turning staircase leading to the central landing area. Additional staircase to second floor. Large storage cupboard. Airing cupboard.

BEDROOM TWO

10' 7" x 9' 4" (3.23m x 2.87m)

Overlooking the entrance approach, a good sized double bedroom. Built in double wardrobe. Radiator.

BEDROOM THREE

11' 1" x 9' 5" (3.39m x 2.88m)

Overlooking the attractive rear garden, a third double bedroom. Built in double wardrobe. Radiator.

BEDROOM FOUR

7' 10" x 6' 7" (2.39m x 2.02m)

Aspect to rear, a good sized fourth bedroom. Radiator.

FAMILY BATHROOM

6' 7" x 5' 6" (2.02m x 1.70m)

White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Wall tiling to splash back area. Tiled flooring. Electric shaver point. Obscured glass window to front. Radiator.



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SECOND FLOOR

Approached via a half turning staircase leading to the second floor. Door to bedroom.

BEDROOM ONE

20' 4" x 10' 10" (6.22m x 3.31m)

An excellent sized primary bedroom with windows to front and rear. Built in double wardrobe with additional access to eaves storage. Radiator. Access to loft space via drop down ladder. Door to ensuite.

ENSUITE BATH AND SHOWER ROOM

8' 2" x 7' 6" (2.51m x 2.29m)

Modern white suite comprising low level wc, wash hand basin, walk in shower with tiled seat and twin head chrome shower. Japanese style upright bath with shower mixer tap. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Chrome heated towel rail. Recessed spotlights. Extractor fan.

OUTSIDE

REAR GARDEN

An attractive landscaped rear garden with large paved patio and area of lawn. Enclosed by timber fencing. Side access.

FRONT GARDEN

Beautifully presented front of loose slate chippings. Paved pathway to front and side.

GARAGE

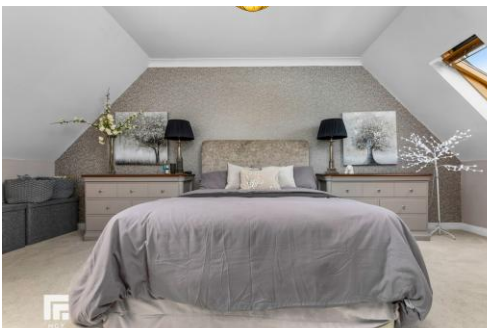
With up and over access door. Being the garage to the right in the row of three.

DRIVEWAY

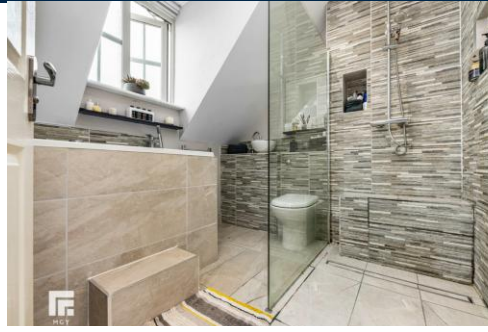
Parking to the front of the garage.



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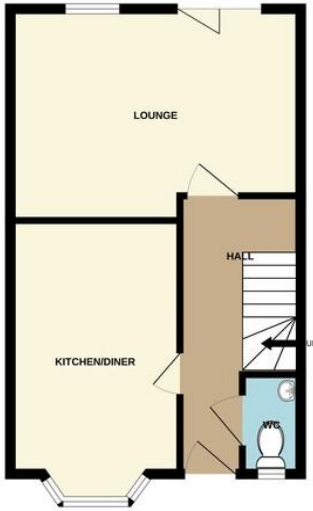


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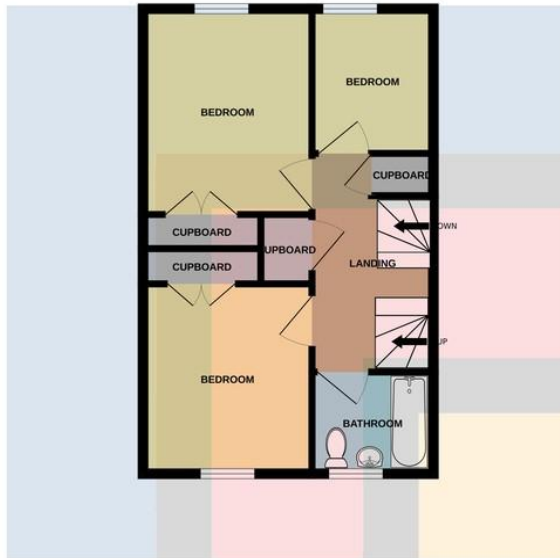


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GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.

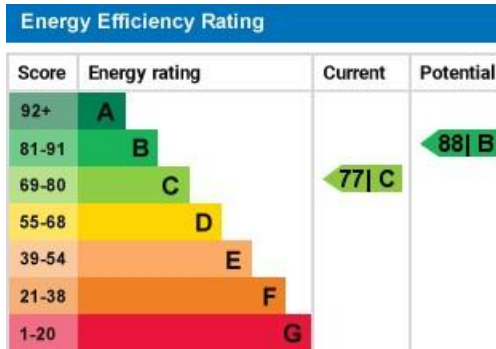


2ND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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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