

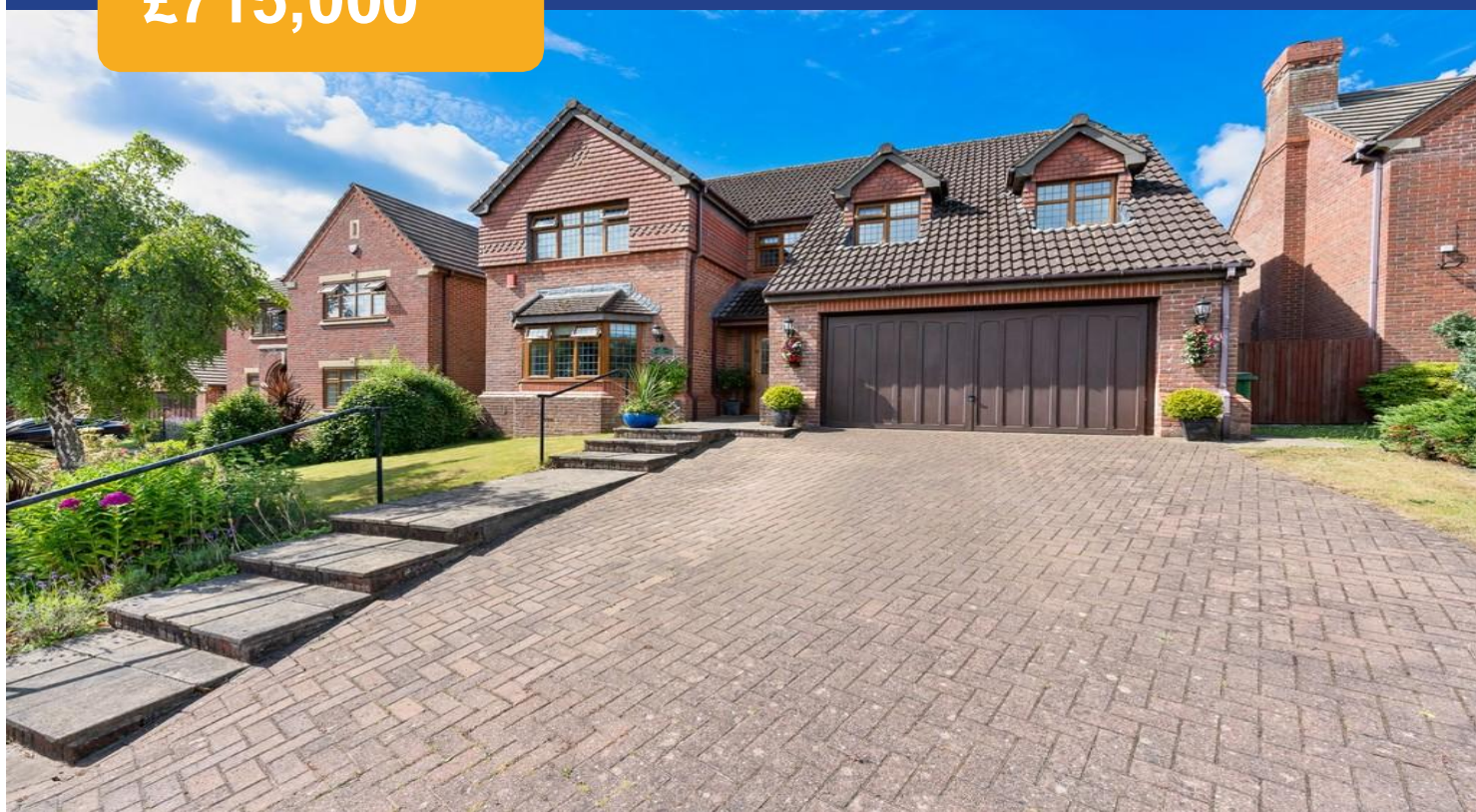
25 Llantarnam Drive, Radyr, Cardiff, CF15 8GA



Estate Agents and
Chartered Surveyors

Asking Price Of

£715,000



Detached House



Property Description

**** DETACHED EXECUTIVE 'REDROW' FAMILY HOME IN RADYR ** WITH INTEGRAL DOUBLE GARAGE ** SOUTH WEST FACING REAR GARDEN **** A beautifully presented detached family home set in the sought after village of Radyr. Built to a very high specification, the spacious accommodation comprises; an open porch, large entrance hallway, lounge, dining/study room, large kitchen/breakfast/family room, utility room and cloaks/wc. Four large bedrooms including two en-suites and the family bathroom. Outside there are lawned front and rear gardens. Wide keyblock paved driveway. Double integral garage with electric up and over door. Gas central heating (boiler fitted 2020). EPC Rating: C. Proposed attenuation pond/landscaped area to rear of the property as part of Redrows further development (no houses built directly behind) - further information available on request. EPC Rating: C

Tenure Freehold

Council Tax Band H

Floor Area Approx 2,119 sq. ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated on the much sought after Parc Radyr development in the semi rural village of Radyr. Local amenities include a parade of shops, a restaurant, golf and tennis clubs, doctors, opticians and a dentist surgery. There is a train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

ENTRANCE

Entered via veranda style porch with steps to the front door. uPVC double glazed front door and matching side panel into hallway.

ENTRANCE HALLWAY

15' 10" x 6' 0" (4.84m x 1.85m)
Large entrance hallway with turning staircase to the first floor. Opening into lounge (glass panelled doors in the garage and could be refitted if required), plus doors to study, kitchen/breakfast/family room and WC. Cupboards for cloaks. Radiator. Amtico flooring.

CLOAKROOM

Modern white comprising low level W.C, vanity wash hand basin with storage below, wall tiling to half height, tiled flooring and chrome heated towel rail.

LOUNGE

19' 6" x 12' 9" (5.95m x 3.91m)
Feature uPVC double glazed bay window to front. Impressive modern 'slab' fireplace with inset pebble gas fire. Amtico flooring. Two radiators. Fitted shelving and storage units.

STUDY/DINING ROOM

12' 11" x 12' 1" (3.94m x 3.69m)
Currently utilized as a study with a range of office furniture including desks, drawers, cupboards and display units. Amtico flooring. uPVC double glazed window to rear aspect. Radiator.

KITCHEN/BREAKFAST ROOM

25' 9" x 14' 6" max (7.87m x 4.44m)
A large family area with kitchen and family room. Kitchen has a wide range of base and eye level units including one and a half bowl sink unit and complementary worksurfaces and splashbacks. Fitted Smeg oven, Smeg five burner gas hob and stainless steel extractor hood over. Integrated Neff dishwasher. Space for fridge freezer. Spotlights. Space for a large breakfast table. Ceramic tiled flooring to the kitchen area. uPVC double glazed window to rear. Radiator. Step and balustrade leading into the family area with feature uPVC double glazed French doors with matching side panels leading out to the rear patio area. Laminate wood flooring. Door into the utility area.

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UTILITY ROOM

11' 2" x 4' 10" (3.41m x 1.48m)

Matching units with stainless steel sink unit and work surfaces. Plumbed for a washing machine and space for dryer. Worcester Central heating boiler (fitted 2020). Door to side. Radiator. Ceramic tiled flooring. Storage cupboard. Integral door to garage.

FIRST FLOOR LANDING

Galleried feature landing. Two uPVC double glazed windows to front aspect. Radiator. Loft access with fold down ladder and part boarded. Doors to all rooms. Airing cupboard with newly fitted pressurised hot water cylinder (fitted 2022).

BEDROOM ONE

12' 10" x 12' 0" (3.93m x 3.66m)

Feature uPVC double glazed window to front with views. A good sized principal double bedroom. Radiator.

WALK IN WARDROBE

7' 10" x 7' 4" max (2.41m x 2.26m)

WALK IN WARDROBE

Hanging space and shelving. Light and power.

EN-SUITE ONE

7' 8" x 6' 2" (2.36m x 1.90m)

Modern fitted master ensuite fully tiled in Travertine with a large fitted mirror. Panelled bath with 'Victorian' style taps with shower attachment. Double fitted shower. Pedestal wash hand basin. Low level wc. Chrome heated towel rail. Shaver point. uPVC double glazed window to side.

BEDROOM TWO

12' 2" x 11' 6" (3.73m x 3.52m)

uPVC double glazed window to rear. Fitted wardrobes, desk and shelving to one wall. Radiator. Door to ensuite.

EN-SUITE

7' 10" x 6' 11" max (2.41m x 2.13m)

uPVC double glazed window to rear. Low level wc, pedestal wash hand basin, shower cubicle with mixer shower. Radiator. Shaver point. Inset spotlights. Extractor fan. Mosaic style wall tiling to splashback areas.

BEDROOM THREE

12' 0" x 9' 10" (3.68m x 3.00m)

uPVC double glazed window to rear. Fitted wardrobes to one wall. Radiator.

BEDROOM FOUR

12' 4" x 11' 6" max (3.76m x 3.52m)

uPVC double glazed box bay window to front. Radiator.

FAMILY BATHROOM

10' 6" x 7' 1" max (3.21m x 2.17m)

Quality white fitted family bathroom suite with fully tiled fitted shower cubicle. Panelled bath with mixer taps and shower attachment. Low level wc and bidet. Pedestal wash hand basin. uPVC double glazed window to rear. Ceramic tiled flooring. Radiator. Shaver point.

OUTSIDE

FRONT GARDEN

Landscaped gardens with manicured lawns, decorative planting areas with mature shrubs and trees. Blocked paved double driveway leading up to the double garage door. Outside tap and lighting. Side access. Patio steps leading up to the front porch.

REAR GARDEN

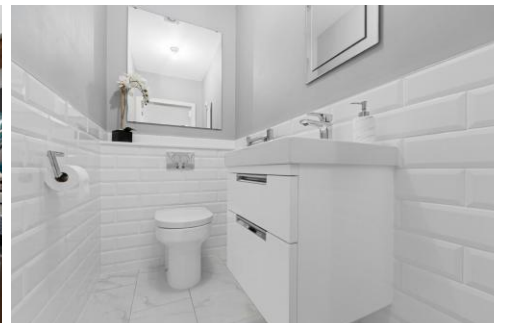
Attractive south west facing rear garden with patio plus a decked area with balustrade. Laid to lawn with mature shrub and tree planters and borders. Wooden gate to side access. Water tap. Timber storage shed.

DOUBLE GARAGE

17' 9" x 16' 9" (5.43m x 5.11m)

Electric up and over door. Light and power. Door to side plus door to rear leading to the utility room.

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GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.

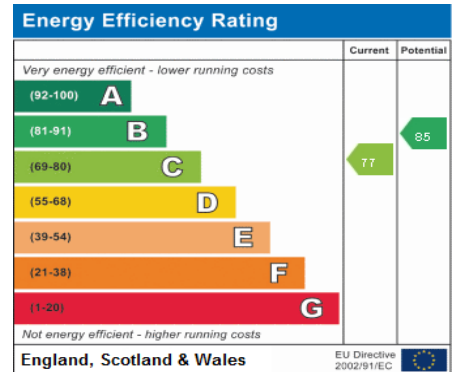


1ST FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.9 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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