



20A WINDSOR ROAD
RADYR
CARDIFF CF15 8BQ

ASKING PRICE OF
£1,295,000



DETACHED PROPERTY



4



3



4



2

****NEWLY BUILT 2018**DETACHED
PROPERTY**FOUR DOUBLE
BEDROOMS**DRIVEWAY AND
GARAGE**SWIMMING POOL**An**

exceptionally presented, four double bedroom detached property in the sought after area of Radyr. Newly built in 2018, a bespoke, architectural design with an entrance hallway opening into an impressive kitchen/dining/family room and cloakroom. An inner hallway leading to a sitting room/snug and utility room. Modern Oak staircase leading to the first floor; a double bedroom with ensuite, a further two double bedrooms and family bathroom. To the second floor is the master suite with ensuite, walk in wardrobe and roof top terrace. Landscaped rear garden with outdoor swimming pool, home office and pump/storage room. Stone driveway accessed via electric gate. Garage. EPC Rating:

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE HALLWAY

Approached via a large aluminium framed pivot turn entrance door leading to the spacious hallway. Large built in storage cupboard. Quality tiled flooring with under floor heating. Double sliding obscured entrance doors leading to the large kitchen/dining and family room. Door to cloakroom.

CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below. Full wall tiling. Floor to ceiling obscured glass window. Quality tiled flooring with under floor heating. Full wall tiling. Recessed spotlights. Extractor fan.

KITCHEN/DINER/FAMILY ROOM

54' 1" x 15' 11" (16.51m x 4.87m)

An exceptionally large open plan kitchen/diner and family room with a selection of full height units to one side with concrete effect handle less finish. Integrated full size fridge and full size freezer. Integrated two ovens and microwave oven with plate warming drawer. A large central breakfast bar island with matching fitted units and quartz worktop surface with a raised circular breakfast bar. Inset sink with worktop side drainer. Inset 'Neff' induction hob with large recessed extractor hood above and recessed spotlights.

TENURE: FREEHOLD

COUNCIL TAX BAND: I

FLOOR AREA APPROX: 3032 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

There is ample space for a large family dining table. To the far end of the room is a family seating area with built out media wall with large central tv recess and space for sound bar. To one side is a wall of glass windows and double opening sliding doors leading to the private rear garden. Quality tiled flooring with under floor heating. Oak floating staircase with glass drained front and oak balustrade leading to the first floor. Pocket door giving access to the inner hallway.

INNER HALLWAY

Long inner hallway with two floor to ceiling windows to front with fitted blinds. Doors to sitting room/snug, utility room and garage. Quality tiled flooring with under floor heating.

SITTING ROOM/SNUG

12' 7" x 12' 4" (3.84m x 3.77m)

Access via a pocket style entrance door. With floor to ceiling sliding door leading to the private garden, a delight family sitting room/snug. Quality tiled flooring with under floor heating.

UTILITY ROOM

12' 5" x 5' 1" (3.80m x 1.55m)

With units and worktops to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for American style fridge freezer. Matching range of eye level wall cupboards. Full size floor to ceiling window looking onto the garden. Quality tiled flooring with under floor heating.

FIRST FLOOR

LANDING

Spacious wrap around landing area with aspect to front. An additional three turn and tilt windows to front. Three modern vertical radiator. Sliding door to rear opening onto rooftop terrace with glass and timber borders. Artificial lawn. Large airing cupboard. Doors to all rooms.

BEDROOM TWO

16' 6" (max) x 11' 10" (5.05m x 3.63m)

A second double bedroom with built in modern, part mirrored wardrobes. Modern panelling to one wall. Vertical radiator. Door opening onto rooftop terrace. Oak pocket door to en-suite.



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ENSUITE/WETROOM

8' 3" x 3' 10" (2.52m x 1.18m)

Modern white suite; low level WC, wall hung wash hand basin with chrome two and vanity, walk in shower with chrome shower, and chrome heated towel rail. Extractor fan. Tiled walls and flooring. Pocket oak door.

BEDROOM FOUR

16' 8"(max) x 10' 10" (5.10m x 3.32m)

A fourth double bedroom with modern, part mirrored sliding door wardrobes, modern vertical radiator, floor to ceiling turn and tilt window to rear.

BEDROOM THREE

21' 1" (max)x 14' 7" (6.45m x 4.47m)

A spacious third double bedroom. Built in part mirrored, sliding door wardrobes, modern vertical radiator, Juliette balcony with turn and tilt door overlooking the well maintained rear garden.

FAMILY BATHROOM

9' 8" x 6' 3" (2.96m x 1.92m)

Modern white suite; low level WC, large wash hand basin with chrome tap and vanity, free standing bath with modern tap and hand held shower, chrome heated towel rail, extractor fan, spotlights. Tiled walls and flooring. Floor to ceiling window to side. Additional obscured glass window tilted window to front.

SECOND FLOOR

LANDING

Entered via a modern oak staircase with glass and oak bannister; landing area with large vista window to front. Door to master suite.

BEDROOM ONE

19' 6"(max) x 18' 9" (5.95m x 5.74m)

A superb master bedroom with window to side. Two modern, vertical radiators. Oak door to spacious walk in wardrobe. Sliding double glazed door opening onto a private terrace. Glass and timber borders. Artificial lawn. Door to en-suite.

WALK IN WARDROBE

15' 0" x 6' 2" (4.59m x 1.9m)

Fitted wardrobes and doors. Modern, vertical radiator. Large window to rear.

ENSUITE / WETROOM

10' 9" x 6' 3" (3.30m x 1.91m)

Modern white suite; low level WC, twin ceramic counter top basins with chrome taps and vanity, large LED wall mirror, walk in shower with chrome shower head, glass shower screen and chrome heated towel rail. Tiled walls and flooring. Extractor fan. Spotlights. Twist and tilt obscured glass window to side. Pocket oak door.

OUTSIDE

REAR GARDEN

Rear garden

An immaculately slate paved patio with central area of artificial lawn, with raised stone wall beds of plants and shrubs. Boundary hedgerow to one side with fencing to other offering maximum privacy. Timber built corner bar with granite work surfaces. Low level gate leading into the continuation of the garden with an artificial lawn with a superb 3 meter x 5 meter family swimming pool. Outside lighting throughout. Timber gate leading to the wide side access ideal for outdoor storage with an additional timber gate leading to the front garden.

HOME OFFICE

12' 2" x 9' 10" (3.71m x 3.00m)

Approached via double opening doors leading to the detached home office located to the far end of the rear garden. Power and lighting.

PUMP ROOM/STORAGE

10' 3" x 6' 8" (3.13m x 2.04m)

An ideal garden store room housing the swimming pool pump. Located next to the pool. Power and lighting.

FRONT GARDEN

Large decorative stone driveway accessed via electric entrance gate. Fully enclosed to front with timber fence. Raised paved patio relaxation area. Stone built walls with raised beds of plants and shrubs.

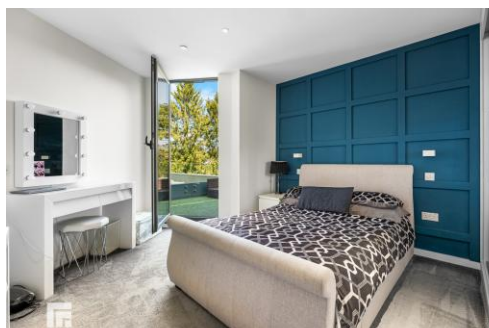
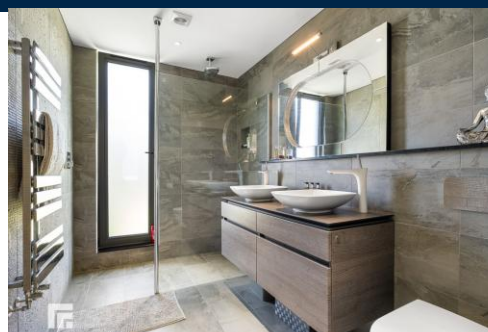
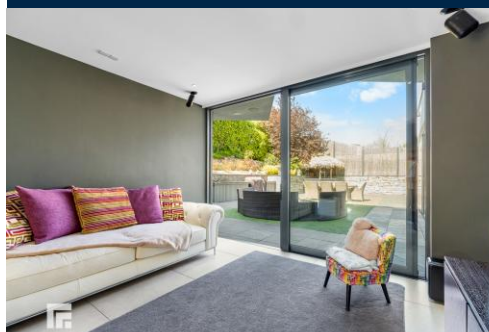
GARAGE

18' 2" x 13' 1" (5.55m x 3.99m)

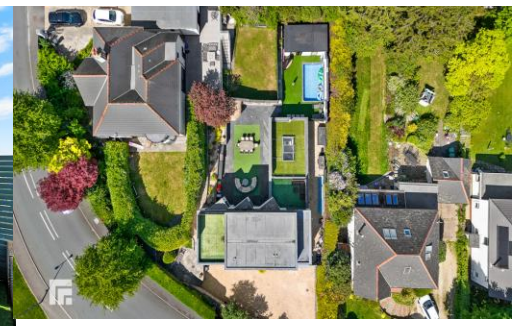
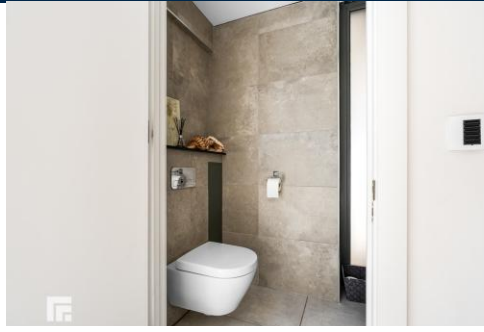
With roller shutter access door. Power and lighting. Door to main residence.



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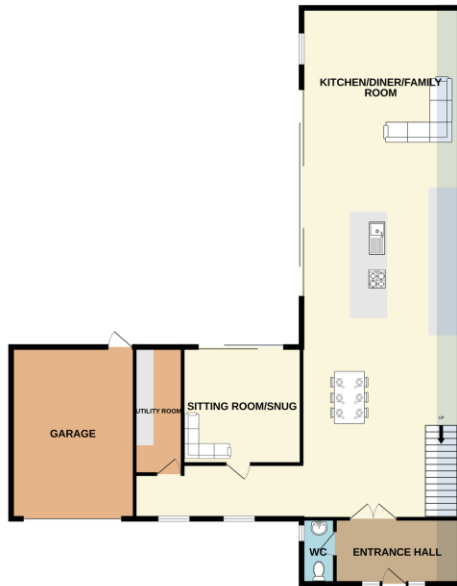


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GROUND FLOOR
1585 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR
904 sq.ft. (83.9 sq.m.) approx.



2ND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 3032 sq.ft. (281.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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