

12 The Green,

Radyr, Cardiff, CF15 8BR



Estate Agents and Chartered Surveyors

Asking Price Of

£449,950



Detached House



# Property Description

**\*\* FOUR BEDROOM DETACHED \*\* SOUGHT AFTER LOCATION ON THE GREEN \*\* NO CHAIN \*\*** An extended four bedroom detached family home in the sought after area of 'The Green' in desirable Radyr, enjoying delightful views. Entrance porch, spacious entrance hallway, large lounge, dining room, neat fitted kitchen, inner hallway, cloakroom, study/sitting room. To the first floor are four good sized bedrooms and a spacious family bathroom. Gas central heating. Tiered rear garden comprising paved patio and large upper lawned tier. Paved front garden and long key block driveway leading to garage. No Chain. EPC Rating: D

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,345 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## 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, Italian 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. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

## ENTRANCE PORCH

Approached via a uPVC entrance door. Tiled flooring.

## ENTRANCE HALLWAY

Approached via uPVC double glazed entrance door leading to the spacious hallway. Low level understairs storage cupboard. Window to side. Radiator.

## LOUNGE

15' 5" x 14' 6" (4.72m x 4.44m)

Overlooking the quiet Green, an excellent sized principal reception. Feature fireplace. Radiator.

## DINING ROOM

11' 11" x 9' 7" (3.64m x 2.94m)

Aspect to rear, ample space for large family dining room. Radiator. Door to lounge and kitchen.

## KITCHEN

10' 4" x 9' 7" (3.15m x 2.94m)

With units and worktops to four sides. Inset stainless steel sink with side drainer. Inset four ring gas hob with oven below, concealed cooker hood above. Matching range of eye level wall cupboards. Cupboard housing gas central heating boiler. Door and window to rear.

## INNER HALLWAY

Doorway under stairs leading to extension.

Inner hallway with window to front. Door to study/sitting room and cloakroom.

## CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below. Tiled flooring. Window to front.

## STUDY/SITTING ROOM

9' 8" x 8' 8" (2.96m x 2.65m)

With patio doors to rear. Radiator.

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## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the spacious first floor landing. Access to part boarded roof space via retractable ladder. Airing cupboard housing hot water cylinder.

### BEDROOM ONE

14' 7" x 10' 10" (4.45m x 3.31m)

Overlooking the beautiful Green, an excellent sized principal bedroom. Radiator.

### BEDROOM TWO

13' 1" x 9' 7" (3.99m x 2.94m)

Aspect to front and rear, a second double bedroom. Radiator. Wash hand basin and built in wardrobe.

### BEDROOM THREE

14' 0" x 9' 7" (4.27m x 2.93m)

Aspect to rear, a third double bedroom.

### BEDROOM FOUR

11' 7" x 10' 1" (max)(3.55m x 3.09m)

Aspect to front, a very good sized fourth bedroom. Radiator.

### FAMILY BATHROOM

9' 4" x 6' 6" (2.86m x 1.99m)

Modern suite comprising low level wc, wash hand basin, shower cubicle and separate bath. Window to rear. Tiled flooring with underfloor heating. Full wall tiling. Heated towel rail.

### REAR GARDEN

A delightful tiered garden with steps up. Levels of paved patio with large lawned upper tier. Side access. Outside tap. Outside power points.

### FRONT GARDEN

Paved front garden with long keyblock driveway leading to garage.

### GARAGE

16' 0" x 8' 7" (4.88m x 2.62m)

Single garage with up and over access door.

### ADDITIONAL INFORMATION

The central green is owned by residents of The Green and each property pays approx £100 per annum for upkeep.

## OUTSIDE

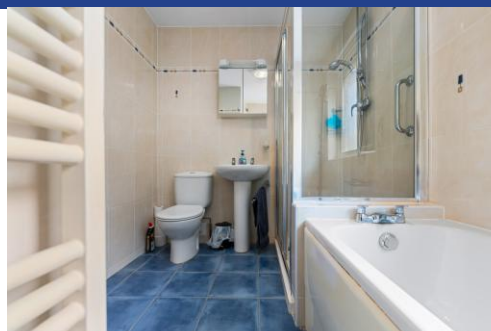


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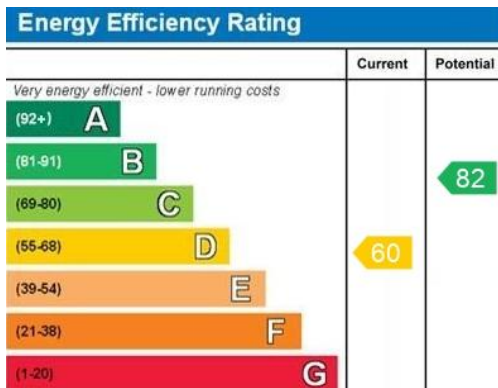
GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 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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