



3 FISHER HILL WAY
RADYR
CARDIFF CF15 8DR

ASKING PRICE OF
£625,000



DETACHED PROPERTY



5



3



4



2

**** BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED ** DOUBLE GARAGE ** NO CHAIN**

****** An immaculately presented and spacious five bedroom detached family house in the sought after area of Radyr, being a short walk to Radyr village, Radyr Train station aswell as delightful walks along the Taff Trail. Entrance leading to the large open plan ground floor kitchen/diner and family room, modern fitted kitchen with quartz worktops, utility room and cloakroom. To the first floor is a large lounge with bay window to side and a primary bedroom suite with walk thorough wardrobe and ensuite shower room. To the second floor are four further bedrooms, bedroom two with an ensuite shower room and there is a separate family bathroom. Gas central heating, double glazing. Fitted shutters to all front windows. Delightful paved patio rear garden with semi circular seating and decked relaxation. To the side is a timber built bar area. To the front is a paved patio. Double driveway with two car driveway to front. No chain. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

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

Approached via a composite entrance door leading to the ground floor open plan living and kitchen.

OPEN PLAN KITCHEN/DINING AND FAMILY ROOM

27' 5" x 21' 2" (8.37m x 6.47m)

An excellent open plan family area with ample space for family seating and dining area. Feature media wall with inset electric fire and tv recess fireplace. There is a modern fitted kitchen appointed along one side in cappuccino colour high gloss fronts beneath quartz worktop surfaces. Inset 1.5 bowl sink with worktop side drainer and boiling water tap. Integrated full size fridge and full size freezer. Integrated 'Bosch' oven and coffee machine above. Breakfast bar island with quartz worktop and an abundance of storage. Inset four ring 'Bosch' induction hob. Inset kitchen ceiling speakers. Porcelaine tiled flooring throughout. Windows to front with fitted shutters. Two windows to sides and french doors to the delightful rear garden. Door to utility room and door to cloakroom.

CLOAKROOM

Quality white suite comprising low level wc, wash hand basin. Tiled splash back to half height. Tiled flooring. Extractor fan. Radiator.

UTILITY ROOM

7' 1" x 6' 9" (2.17m x 2.06m)

With units and quartz worktops to one side. Plumbing for washing machine with space for tumble dryer above. Airing cupboard housing the hot water cylinder. Wall mounted ideal gas central heating boiler. Tiled flooring. Door to rear garden. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Additional staircase to second flooring. Radiator. Doors to lounge and bedroom one.

LOUNGE

21' 2" x 13' 0" (into bay)(6.47m x 3.97m)

An excellent sized primary reception with bay window to side and additional windows to front and rear. Fitted shutters to front window. Feature fireplace. Two radiators.

PRIMARY BEDROOM SUITE

15' 9" x 10' 0" (4.81m x 3.06m)

Large primary bedroom with two windows to front. Fitted shutters. Range of fitted wardrobes to one side. Laminate flooring. Two radiators. Archway opening to...

WALK THROUGH WARDROBE

Leading through to the ensuite with wardrobes to either side. Laminate flooring.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, large shower cubicle with 'Mira' shower and sliding glass door. Wall tiling to splash back areas. Obscured glass window to rear. Electric shaver point. Extractor fan. Radiator.



3 FISHER HILL WAY, RADYR, CARDIFF CF15 8DR

SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the large central square landing. Window to rear. Access to roof space via drop down ladder. Radiator. Doors to all rooms.

BEDROOM TWO

11' 3" x 11' 3" (3.45m x 3.44m)

Overlooking the entrance approach. Fitted shutters. Built in wardrobe to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM TWO

Quality white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Full wall tiling. Tiled flooring. Obscured glass window to side. Extractor fan. Electric shaver point. Radiator.

BEDROOM THREE

11' 1" x 9' 3" (3.38m x 2.83m)

Window to front with fitted shutters, a further double bedroom. Built in wardrobe. Radiator.

BEDROOM FOUR

9' 10" x 9' 3"(max) (3.01m x 2.83m)

Overlooking the attractive rear garden, a fourth double bedroom. Built out wardrobe. Radiator.

BEDROOM FIVE

7' 9" x 6' 2" (2.37m x 1.90m)

Aspect to front. Fitted shutter. Radiator.

FAMILY BATHROOM

White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Folding shower screen. Wall tiling to splash back areas. Extractor fan. Electric shaver point. Obscured glass window to rear. Radiator.

OUTSIDE

REAR GARDEN

A sizeable and beautifully presented rear garden offering low maintenance with large patio area and rear decked relaxation area. Semi circular seating area with central stone gas fire pit connected from the mains. The garden is enclosed by timber fencing with timber gate to one side. To the other side is a large timber built bar with central glass roof, timber flooring, outside power points and outside lighting. This area also opens up to the front garden making maximum use of rear, side and front gardens.

FRONT GARDEN

Paved patio to front with inset hedgerow to front boundary. Side access to either side.

DOUBLE GARAGE

16' 8" x 16' 7" (5.09m x 5.07m)

With twin up and over access doors. Power and lighting.

DRIVEWAY

Two car side by side driveway leading to the double garage.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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