



6 LLANTARNAM DRIVE
RADYR
CARDIFF CF15 8GA

ASKING PRICE OF
£525,000



DETACHED HOUSE



4



2



3



2

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,329 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****DETACHED PROPERTY**FOUR BEDROOMS**SOUGHT AFTER AREA OF RADYR**** A beautifully presented four bedroom detached property in the sought after location on Llantarnam Drive in Radyr. Spacious entrance hallway, family lounge, dining room, kitchen, cloakroom and utility area. To the first floor; good sized principal bedroom with en-suite, a further two double bedrooms, family bathroom and fourth bedroom. A beautifully maintained, landscaped rear garden. Part converted garage with storage space partitioned with additional office/storage room. Driveway with parking for two vehicles. EPC rating: C

LOCATION

The property is situated on the much sought after Parc Radur 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 services to and from the city centre. There are also three good primary schools and a comprehensive school.

ENTRANCE HALLWAY

15' 4" x 9' 6" (4.68m x 2.92m)

Approached via a composite entrance door with obscured glass window to centre part with side screen windows leading to the exceptionally spacious entrance hallway. Staircase to first floor. Quality wood flooring. Radiator. Oak doors to all rooms. Understairs storage cupboard.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Wood flooring. Obscured glass uPVC window. Radiator.

LOUNGE

14' 10" x 11' 9" (4.54m x 3.60m)

A good sized primary reception with french doors and uPVC windows to rear. Feature coal effect living flame gas fire with granite hearth and back with wooden surround. Quality wood flooring. Two radiators.

DINING/SITTING ROOM

9' 9" x 9' 8" (2.99m x 2.95m)

Overlooking the entrance approach, a good sized second reception with versatile use. Quality wood flooring. Radiator. uPVC window to front.

KITCHEN AND BREAKFAST ROOM

11' 10" x 9' 10" (3.62m x 3.01m)

Well appointed along two sides in charcoal grey high gloss fronts beneath 'Corian' worktop surfaces. Inset ceramic sink with monoblock mixer tap. Inset four ring induction hob with cooker hood above. Integrated oven. Integrated fridge freezer. Matching range of eye level wall cupboards. uPVC window overlooking the rear garden. Low level electric plinth heater. Space for family breakfast table. Door to utility room.

UTILITY ROOM

6' 5" x 5' 1" (1.97m x 1.55m)

With units and 'Corian' work surfaces to one side with inset ceramic sink and monoblock mixer tap. Matching range of eye level wall cupboards with concealed gas central heating boiler. Plumbing for washing machine. Space for tumble dryer. Composite door to side.

FIRST FLOOR

LANDING

A spacious landing with large cupboard housing hot water cylinder, access to roof space. Oak doors leading to all rooms.

BEDROOM ONE

14' 0" x 12' 11" (4.29m x 3.95 (max)m)

A good sized principal bedroom, built in wardrobes, quality wood effect flooring, radiator. Window to front. Oak door to en-suite. uPVC window to front.

EN-SUITE

6' 2" x 4' 10" (1.89m x 1.49m)

Modern white suite; low level WC with pedestal wash hand basin and chrome mixer tap. Corner shower cubicle with curved glass shower screen and chrome shower. Extractor fan. Spotlights. Chrome heated towel rail. Tiled flooring and splashbacks. Obscured uPVC glass window to front.

BEDROOM TWO

13' 9" x 8' 11" (4.21m x 2.74m)

A second, beautifully presented double bedroom. Radiator. Ample space for wardrobes. Quality wood effect flooring. uPVC window to rear. Solid oak door.



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BEDROOM THREE

11' 2" x 8' 11" (3.41m x 2.74m)

Overlooking to well maintained rear garden, a third double bedroom. Radiator. Quality wood effect flooring. Solid oak door. uPVC window to rear.

BEDROOM FOUR

8' 8" x 7' 6" (2.65m x 2.29m)

A fourth bedroom with quality wood effect flooring. Radiator. Solid oak door. uPVC window to front.

FAMILY BATHROOM

6' 5" x 6' 3" (1.97m x 1.93m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with dual chrome taps, glass shower screen and 'Mira' shower. Chrome heated towel rail. Extractor fan. Spotlights. Tiled splashbacks and flooring. Obscured glass uPVC window to side.

GARAGE/PART CONVERTED

17' 10" x 7' 11" (5.46m x 2.43m)

Storage (part garage) space with access via an up and over door. Partitioned with door leading to additional room previously used as office space. Power and lighting. Integral oak door leading to hallway.

OUTSIDE

REAR GARDEN

A beautifully presented landscaped rear garden with area of lawn and decorative stones, with large areas of decked relaxation and paved patio. Enclosed by timber fencing. With a variety of plants, shrubs and small trees. Access via either side.

FRONT GARDEN

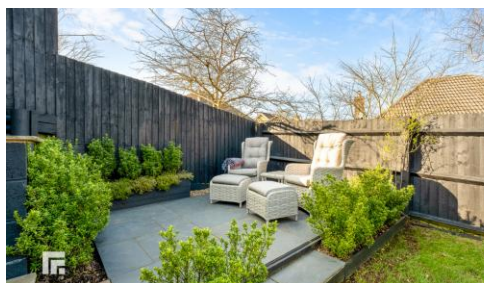
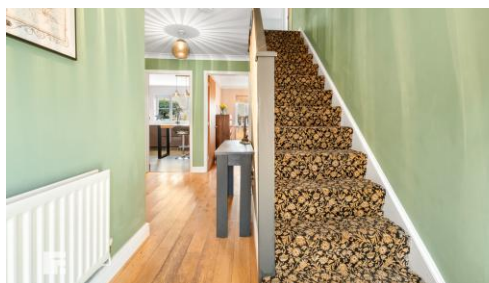
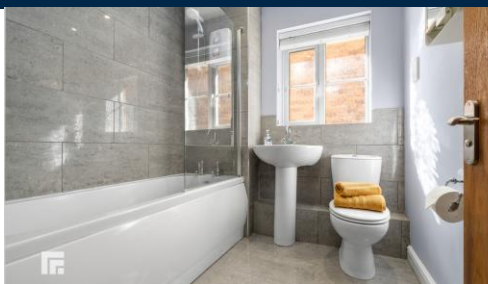
Inset plants and shrubs with area of decorative stones. Two car side by side driveway.



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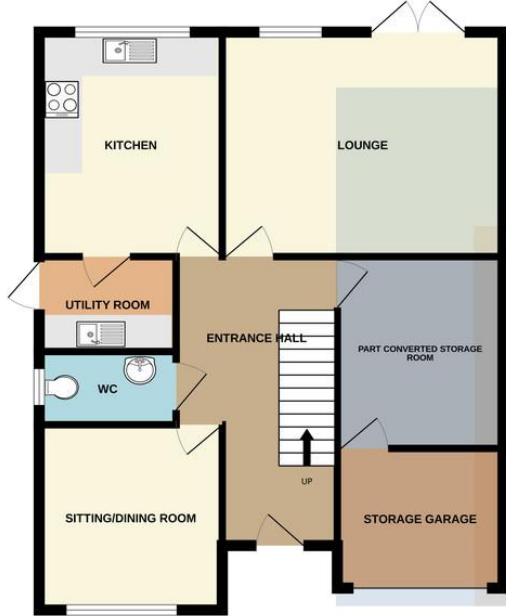


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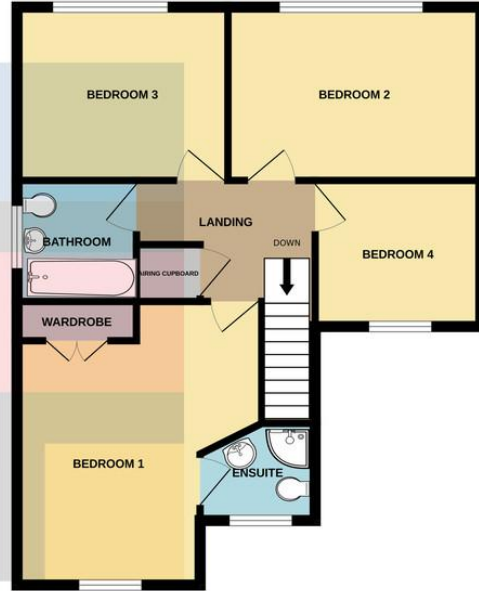


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GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

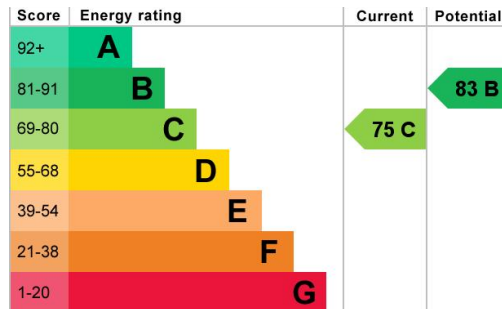


1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq.ft. (123.5 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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