



14 FISHER HILL WAY  
RADYR  
CARDIFF CF15 8DR

ASKING PRICE OF  
**£439,950**



DETACHED PROPERTY



**3**



**2**



**3**



**1**

## **\*\* THREE BEDROOM DETACHED \*\***

**GARAGE \*\* NO CHAIN \*\*** A bright and well presented three bedroom detached family house in the sought after area of Radyr, being close to Radyr Train Station and Radyr village as well as a short walk to the Taff Trail and many tranquil walks. Entrance hallway, cloakroom, large lounge with french doors to the rear garden, kitchen and dining room with french doors to the rear garden. To the first floor are three bedrooms, primary bedroom with ensuite shower room and a separate family bathroom. Gas central heating, double glazing. West facing rear garden comprising decking and lawn. Long driveway leading to garage. No chain. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 955 SQ.FT.**

**VIEWING: 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, restaurant, doctors and dentist, library, golf and tennis clubs, train station and regular bus service. The property is also close to the Taff Trail and has nearby links to the A470 and M4.

### **ENTRANCE HALLWAY**

Approached via a panelled entrance door leading to the spacious entrance hallway, staircase to first floor. Laminate flooring. Low level under stairs storage cupboard. Radiator.

### **CLOAKROOM**

White suite comprising low level wc, wash hand basin. Mosaic style wall tiling. Obscured glass window to rear. Laminate flooring. Radiator.

### **LOUNGE**

18' 6" x 10' 4" (5.66m x 3.16m)  
With window to front and french doors to the rear garden. Feature fireplace. Two radiators.

### **KITCHEN AND DINING ROOM**

18' 7" x 9' 0" (5.67m x 2.75m)  
Kitchen well appointed along three sides in grey finish fronts beneath a matching style laminate worktop surface. Inset stainless steel sink with side drainer. Inset five ring gas hob with cooker hood above and oven below. Plumbing for washing machine and dishwasher. Integrated fridge freezer. Matching range of eye level wall cupboards. Window to front and french doors to the rear garden. Laminate flooring. Ample space for large family dining table. Radiator.

### **FIRST FLOOR**

#### **LANDING**

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Airing cupboard housing the 'Worcester' combi gas central heating boiler.

#### **BEDROOM ONE**

15' 9" x 10' 5" (max) (4.82m x 3.18m)  
Overlooking the rear garden, a good sized primary bedroom. Built out wardrobes. Radiator. Door to ensuite.

#### **ENSUITE SHOWER ROOM**

Modern white suite comprising low level wc, wash hand basin, shower cubicle with 'Mira' shower above. Mosaic style wall tiling. Obscured glass window to front. Extractor fan. Radiator. Electric shaver point.

#### **BEDROOM ONE**

9' 9" x 9' 1" (2.98m x 2.78m)  
Aspect to front, a second double bedroom. Built in wardrobe. Radiator.

#### **BEDROOM THREE**

9' 1" x 6' 4" (2.79m x 1.95m)  
Aspect to rear. Built in wardrobe. Radiator.



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## FAMILY BATHROOM

7' 5" x 6' 2" (2.28m x 1.88m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Mosaic style wall tiling. Obscured glass window to front. Electric shaver point. Extractor fan. Radiator.

## OUTSIDE

### REAR GARDEN

Enjoying a westerly aspect comprising decked relaxation area leading onto an area of lawn with shrubs to boundary. Majority enclosed by brick wall with timber gate giving access to side.

### FRONT GARDEN

Low level brick wall and rail to front boundary with brick entrance pillars leading to paved pathway to front door with lawn to either side. Driveway to side. Outside tap.

### DRIVEWAY

Long driveway to side leading to garage.

### GARAGE

16' 8" x 8' 4" (5.10m x 2.55m)

With up and over access door. Power and lighting. Door leading rear garden.



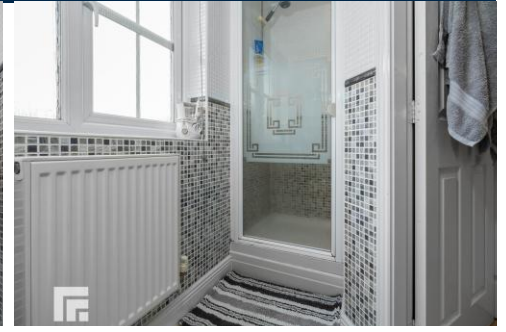
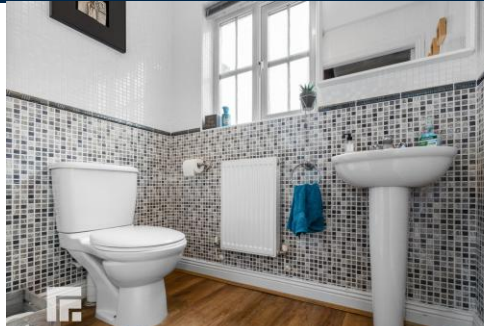
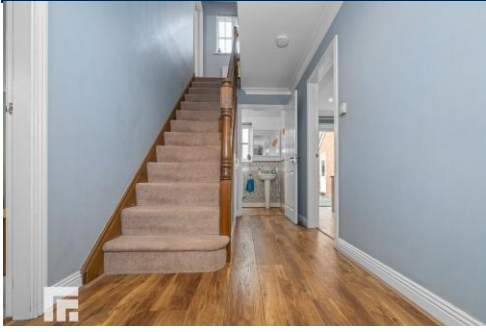


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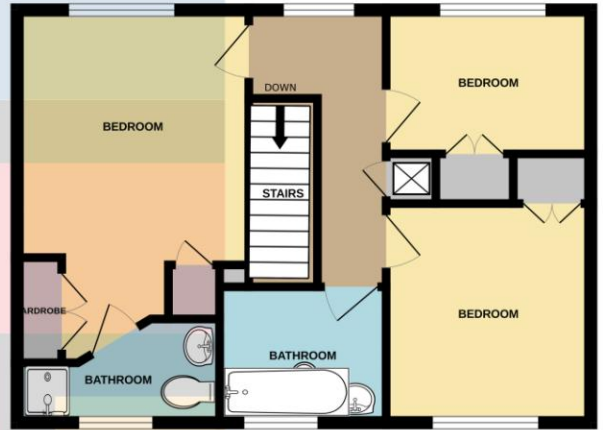


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GROUND FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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             |         | 85 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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