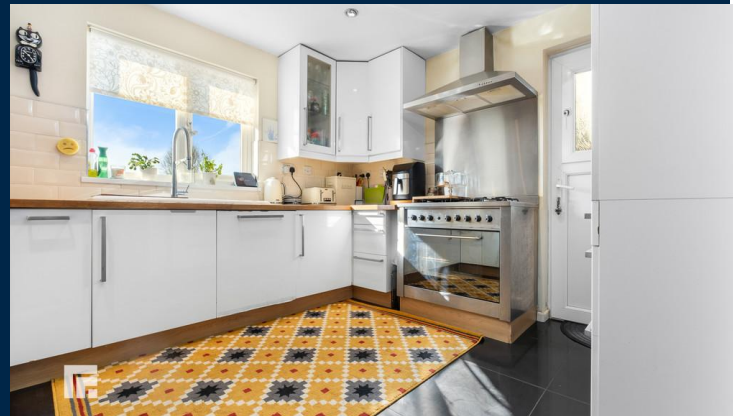




8 RESTWAYS CLOSE
RADYR CHEYNE
CARDIFF CF5 2SB

ASKING PRICE OF
£475,000



DETACHED PROPERTY



4



1



2



2

**** FOUR BEDROOM DETACHED ** LARGE REAR GARDEN ** GARAGE **** A bright and spacious four bedroom detached family home on a large plot enjoying an exceptional rear garden. Entrance porch, hallway, utility/cloakroom, large lounge with french doors to the spacious garden room, kitchen and diner with french doors to the rear patio. To the first floor are four bedrooms and a modern family shower room with multi jet shower cubicle. Gas central heating, double glazing. South facing rear garden comprising paved patio and composite decking leading to a large level area of lawn. Garage and parking to front. EPC Rating: tbc

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This property is situated in a much sought after residential area and well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, train station and regular bus services to the City Centre and surrounding areas. There is also a leisure Centre close by which offers a variety of sporting facilities.

ENTRANCE PORCHWAY

Approached via a uPVC entrance door leading to the entrance hallway. Windows to front.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the entrance hallway. Staircase to first floor. Understairs storage. Laminate flooring. Radiator. Door to lounge. Door to utility cloakroom. Large opening to kitchen.

UTILITY CLOAKROOM

6' 4" x 3' 0" (1.95m x 0.93m)

Comprising low level wc, wash hand basin. Full wall and floor tiling. Obscured glass window to front. Plumbing for washing machine with space above for tumble dryer. Radiator. Concealed 'Worcester' combi gas central heating boiler.

KITCHEN/DINER

19' 6" x 9' 4" (5.96m x 2.86m)

Well appointed along three sides in the h white high gloss fronts branch solid wood work top surfaces. Inset 1.5 bowl ceramic sink with side drainer. Integrated dishwasher. Space for American style fridge freezer with cooker hood above. Matching range of eye level wall cupboards. Space for American style fridge freezer. Ample space for family dining table. French doors to rear patio with additional door to side. Window to rear. Chrome heated towel rail and vertical radiator. Tiled flooring to kitchen area and laminate floor to dining area.

LOUNGE

15' 5" x 11' 11" (4.71m x 3.64m)

An excellent sized primary reception with window to front and french doors opening to the large garden room. Feature fireplace with electric smoke effect fire. Laminate flooring. Vertical radiator.

GARDEN ROOM

12' 8" x 11' 10" (3.87m x 3.62m)

An excellent sized garden room enjoying views to the rear. Patio doors to rear garden. Laminate flooring. Vertical radiator. 'Toshiba' air conditioning/heating unit.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Large lined storage cupboard. Access to roof space. Window to front. Radiator.

BEDROOM ONE

12' 5" x 9' 4" (3.79m x 2.87m)

Enjoying delightful views to the rear, a good sized primary bedroom. Radiator.



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BEDROOM TWO

10' 4" x 8' 10" (3.16m x 2.71m)

Overlooking the patio and rear garden with exceptional rear views, a second double bedroom. Radiator.

BEDROOM THREE

9' 4" x 8' 5" (2.86m x 2.59m)

Aspect to rear, a third double bedroom. Radiator.

BEDROOM FOUR

9' 4" x 5' 8" (2.87m x 1.74m)

Overlooking the entrance approach. Radiator.

FAMILY SHOWER ROOM

7' 0" x 6' 1" (2.15m x 1.86m)

Modern white suite comprising low level WC, vanity wash basin with storage below, large multi jet shower cubicle. Full wall and floor tiling. Obscured glass window to front. Chrome heated towel rail. Exactor fan.

OUTSIDE

REAR GARDEN

An exceptional south facing rear garden, with large paved patio and composite decked relaxation area with hot tub (to remain) enjoying rear views. Steps leading down to the large level area of lawn enjoying maximum tranquility. Enclosed by timber fencing and hedgerow. Gates to either side.

FRONT GARDEN

Area of lawn and dedining pathway and steps leading down to property.

PARKING AND GARAGE

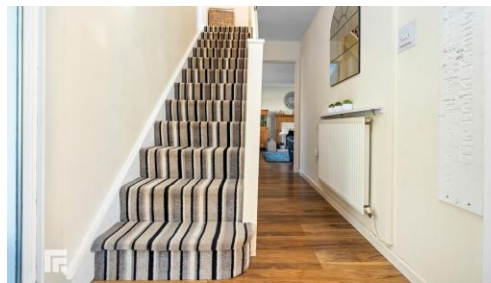
Detached single garage with up and over access door. Parking space to side.



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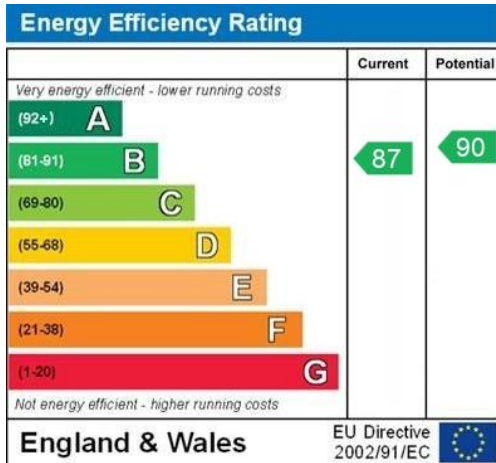
GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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