

33 Drysgol Road, Radyr, Cardiff, CF15 8BS



Estate Agents and
Chartered Surveyors

Guide Price

£1,395,000



Detached Property

6

3

4

4

Property Description

**** EXCEPTIONAL SIX BEDROOM DETACHED ** LARGE FRONT & REAR GARDENS **** A beautifully presented six bedroom detached family home on sought after Drysgol Road in the heart of Radyr being positioned almost directly opposite the entry to Radyr golf club and within easy walking distance of Radyr village. Entrance porchway, spacious entrance hallway opening to the study/snug, cloakroom, bay fronted lounge, large rear sitting room, kitchen & dining room with integrated appliances and folding doors to the rear garden, utility room and conservatory. To the first floor there are three double bedrooms, principal bedroom with a large dressing room, balcony and ensuite. To the second floor there are three further bedrooms and a large storage room. Gas central heating. Large rear garden comprising paved patio and lawn. Paved driveway to the front accessed via electric gates. EPC rating: D

Tenure Freehold

Council Tax Band I

Floor Area Approx 3,548 sq. ft.

**Viewing Arrangements
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 PORCHWAY

Approached via a solid wood entrance door leading to the entrance porchway, window to front, an abundance of built in storage.

ENTRANCE HALLWAY

15' 8" x 7' 9" (4.78m x 2.38m)

Approached via a wood entrance door with panelled glass window leading to the exceptionally spacious entrance hallway, wide staircase with newel post and spindle banister, wood flooring, radiator, central vacuum system. Wide archway opening to....

STUDY/SNUG

12' 10" x 11' 5" (3.92m x 3.48m)

Being an open continuation of the hallway with window to front, feature sandstone fire place with fitted cast iron wood burning stove, quality wood block flooring and radiator.

CLOAKROOM

A spacious cloakroom with white suite comprising low level W.C, wash hand basin, tiled flooring, window to side, recess spotlights and heated towel rail.

LOUNGE

19' 1" x 13' 10"(into bay) (5.83m x 4.24m)

An excellent sized principal reception with bay fronted window, feature coal effect fireplace and radiator.

SITTING ROOM

20' 6" x 18' 8" (max)(6.25m x 5.71m)

An excellent sized reception with rear circular bay overlooking the rear garden, two stain glass windows to side with a central wall mounted fire, storage below, quality wood block flooring and radiator.

KITCHEN AND DINING ROOM

27' 8" x 20' 0" (8.44m x 6.10m)

An exceptional kitchen and family dining room well appointed along three sides in bespoke handmade Oak and Ash wood panelled units beneath granite worktop surfaces, inset two bowl side with worktop side drainer, integrated 'Insinkerator' food waste disposal unit, integrated dishwasher, integrated Smeg double ovens, space for American style fridge freezer, pantry, glass cabinet, wine rack and fridge, large central breakfast bar island with Smeg six ring gas hob with curved glass cooker hood above, additional small sink with monoblock mixer tap, matching range of eye level wall cupboards, ample space for large family dining and seating area with folding doors to two aspects being able to open to the rear patio, window to side, recessed spotlights, tiled flooring, door to side decking area, door to conservatory and utility room, underfloor heating, radiator and chrome heated towel rail.

UTILITY ROOM

9' 7" x 7' 6" (2.93m x 2.30m)

Appointed along two sides in units and worktops, inset stainless steel sink with side drainer, window to front, plumbing for washing machine, space for tumble dryer, matching range of eye level wall cupboards, large double cloaks storage cupboard, tiled flooring and radiator.

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CONSERVATORY

12' 11" x 11' 10" (3.96m x 3.61m)

Wood framed conservatory looking into the rear garden, tiled flooring and radiator.

FIRST FLOORING

LANDING

Approached via a wide, full turning staircase with spindle banister leading to the spacious first floor landing area, window to front, staircase to second floor radiator and large linen storage cupboard with radiator.

BEDROOM ONE

19' 5" x 17' 2" (max)(5.93m x 5.24m)

An exceptional principal double bedroom with circular bay to the rear enjoying views over the rear garden, a range of built in wardrobes and drawers, two windows to side, radiator and large opening to the dressing room.

DRESSING ROOM

10' 2" x 9' 8" (3.12m x 2.95m)

A spacious dressing room with built in Cherry wood wardrobes and dressing table, double opening french doors leading to the large decked balcony overlooking the rear garden. Cherry wood wardrobe doors opening to the ensuite shower room.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, window to side, large shower cubicle, travertine tiled wall and floors, built in storage and chrome heated towel rail.

BEDROOM TWO

19' 1" x 13' 11" (into bay) (5.83m x 4.26m)

An excellent sized bay fronted second double bedroom overlooking the entrance to Radyr golf club, radiator and door to ensuite.

ENSUITE SHOWER ROOM TWO

White suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower, window to side, recessed spotlights travertine wall tiling and chrome heated towel rail.

BEDROOM THREE

13' 4" x 12' 4" (4.07m x 3.76m)

With windows to front and side, a third double bedroom, radiator and built in store room with window to side (it should be noted that the owners have advised that there is concealed plumbing to establish an ensuite if required within the cupboard).

FAMILY BATHROOM

Modern white suite comprising low level wc, wash hand basin, bath with shower above, travertine wall tiling, window to side, chrome heated towel rail, radiator and airing cupboard housing hot water cylinder.

SECOND FLOOR

LANDING

Approached via a full turning staircase with spindle banister leading to the first floor landing, window to front and radiator.

STORAGE

8' 0" x 7' 1" (2.46m x 2.17m)

A large storage cupboard with velux window to side, storage to eaves, laminate flooring and radiator.

BEDROOM FOUR

16' 4" x 14' 5" (5.00m x 4.41m)

Overlooking the entrance approach, an excellent sized double bedroom, laminate flooring and radiator.

BEDROOM FIVE

18' 9" x 11' 1" (5.72m x 3.39m)

Window to rear and two velux to rear pitch, cupboard housing the Ariston gas central heating boiler, wood flooring and radiator.

BEDROOM SIX/HOME OFFICE

11' 2" x 10' 2" (3.41m x 3.11m)

Aspect to rear, a range of fitted office furniture, wood flooring and radiator.

OUTSIDE

REAR GARDEN

A delightful and sizeable rear garden comprising large paved patio leading onto a decked relaxation area, a further large area of lawn with a variety of inset plants, shrubs and maturing trees, outside power points, paved pathway to side leading to timber gate giving access to front.

SIDE GARDEN

Decked relaxation area to side, outside tap and timber gate to front. Access to boiler storage housing the Vaillant gas central heating boiler.

FRONT GARDEN

A wide cobbled driveway approached via double opening electric gate, area of lawn with inset plants, shrubs and hedgerow.

GARAGE

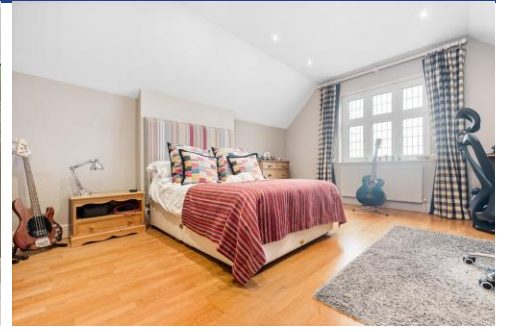
16' 8" x 10' 4" (5.09m x 3.15m)

Approached via an up and over access door, power and lighting. Door to rear.

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GROUND FLOOR
1671 sq.ft. (155.2 sq.m.) approx.



1ST FLOOR
1064 sq.ft. (98.8 sq.m.) approx.

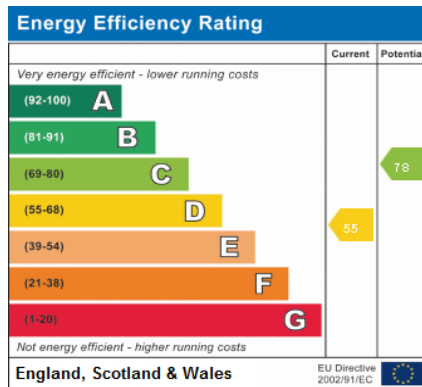


2ND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 3548 sq.ft. (329.6 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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