

28 Windsor Avenue, Radyr, Cardiff, CF15 8BY



Estate Agents and
Chartered Surveyors

Asking Price Of

£485,000



Semi-Detached Property

3

1

2

2

Property Description

**** THREE BEDROOM SEMI DETACHED PROPERTY ****
SOUGHT AFTER RADYR LOCATION ** LONG DRIVEWAY ** GARAGE ** An attractive, traditional three bedroom semi detached family home in Windsor Avenue in the sought after area of Radyr. Entrance hallway with side bay and woodblock flooring, lounge with cast iron wood burner, sitting and dining room with cast iron wood burner, neat fitted kitchen and cloakroom. To the first floor are three bedrooms and a modern family bath and shower room. Gas central heating, uPVC double glazing. Lawned rear garden with paved patio relaxation area, long keyblock driveway to front. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,167 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 HALLWAY

15' 8" x 7' 3" (into side bay)(4.78m x 2.22m)

Approached via a panelled entrance door leading to the spacious entrance hallway. Staircase to first floor. Quality wood flooring. Radiator. Under stairs storage cupboard with side window.

LOUNGE

13' 10" x 12' 7" (4.22m x 3.84m)

Overlooking the lawned front garden, a good sized principal reception. Feature fireplace with inset cast iron wood burner, slate hearth, brick style back and stone surround. Radiator.

SITTING AND DINING ROOM

21' 11" x 11' 9" (6.70m x 3.59m)

A good sized reception with french doors to the rear garden. Feature fireplace with inset cast iron wood burner, slate hearth, brick style back and stone surround. Wood flooring. Radiator.

KITCHEN

14' 1" x 6' 10" (4.30m x 2.10m)

Appointed along three sides in high gloss fronts with chrome bar handles beneath wooden worktop surface. Inset stainless steel sink with side drainer. Inset slot in cooker. Spade for fridge freezer. Plumbing for dishwasher. Matching range of eye level wall cupboards. Mosaic tiled splashback. Quarry tiled flooring. Radiator. Window to side. Step to rear lobby.

REAR ENTRANCE LOBBY

Door to rear garden. Door to cloakroom. Quarry tiled flooring.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Quarry tiled flooring and radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the spacious landing area. Access to part boarded roof space via retractable ladder. Window to side.

BEDROOM ONE

13' 9" x 12' 1" (4.21m x 3.69m)

Overlooking the entrance approach, a good sized double bedroom. Radiator.

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BEDROOM TWO

14' 1" x 12' 0" (4.30m x 3.67m)

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

BEDROOM THREE

9' 3" x 8' 4" (into side bay)(2.82m x 2.56m)

With bay window to side and window to front. Radiator.

FAMILY BATH AND SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, double width shower cubicle with twin head chrome shower, freestanding claw legged roll top bath with central taps. Window to side. Window to rear pitch. Recessed spotlights. Full wall and floor tiling. Chrome heated towel rail. Combi boiler located behind panel next to bath.

OUTSIDE

REAR GARDEN

Paved patio leading onto an area of lawn with paved stepping stones leading to an additional rear paved patio relaxation area with built in timber wood store. Outside tap. Timber gate to side leading to driveway and garage.

FRONT GARDEN

With long keyblock driveway leading to garage. Area of lawn with hedgerow to two boarders. Timber gate to side leading to rear garden.

GARAGE

With up and over access door. Window to side. Power and lighting.

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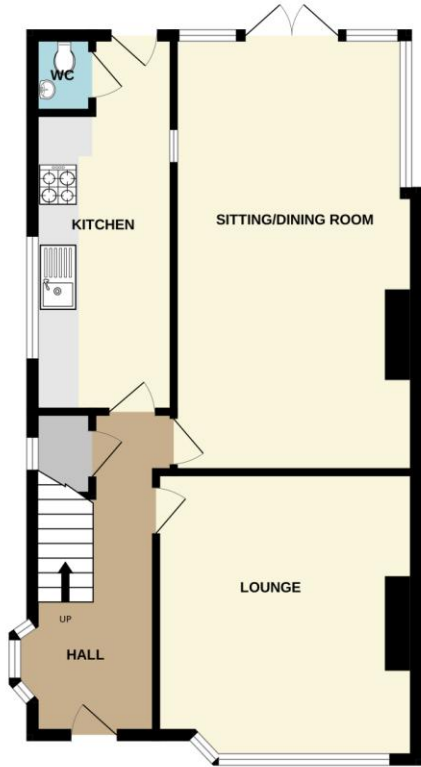


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GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.

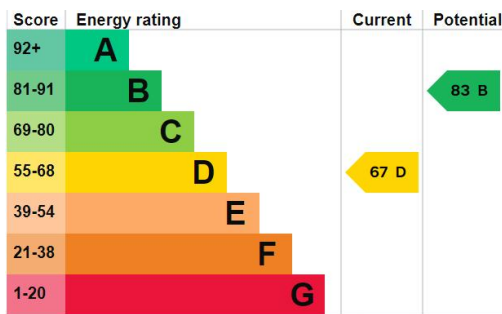


1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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