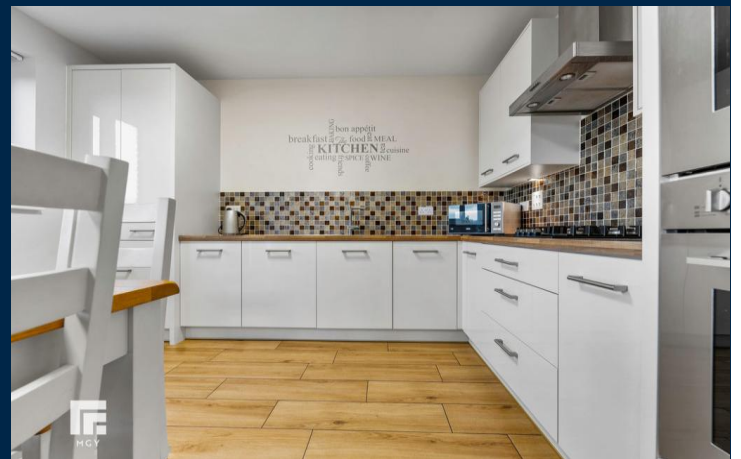
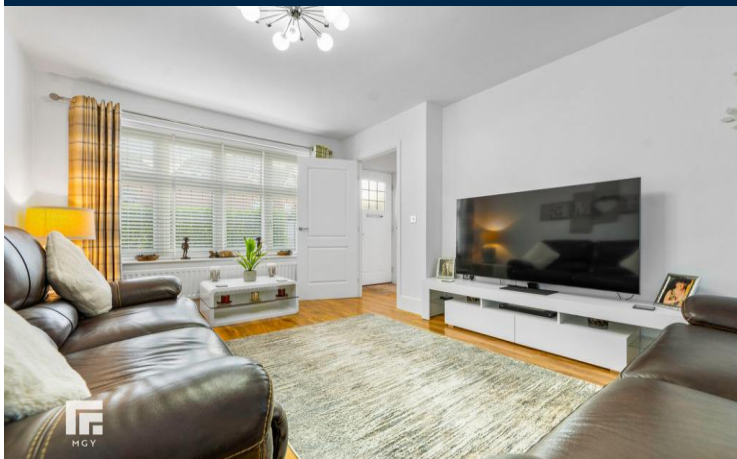




**1 ST. PHILBERT STREET**  
RADYR  
CARDIFF CF15 8GW

ASKING PRICE OF  
**£460,000**



**DETACHED HOUSE**



**3**



**2**



**3**



**1**

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,212 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\* THREE BEDROOM DETACHED FAMILY HOME \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* CORNER PLOT\*\*** A modern, beautifully presented three bedroom Redrow built 'Warwick' style family home in the sought after area of Radyr being a short distance from Radyr village. Entrance hallway, cloakroom, bright lounge, spacious modern fitted kitchen and dining room with integrated appliances and utility cupboard. To the first floor there are three bedrooms, ensuite to bedroom one and a separate family bathroom. Gas central heating, upvc double glazing. Delightful rear garden, driveway to side leading to the garage. EPC Rating: B

#### 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

Approached via a composite entrance front door leading to the spacious hallway, staircase to first floor, under stairs storage cupboard, quality woodgrain effect tiled flooring and radiator.

#### CLOAKROOM

White suite comprising low level W.C, wash hand basin, tiled splash back, obscure glass window to front, tiled flooring and radiator.

#### LOUNGE

15' 5" x 11' 5" (4.71m x 3.49m)

A good sized principal reception with large window to front, quality high gloss woodgrain effect laminate flooring, additional window to side and radiator.

#### KITCHEN/DINING ROOM

18' 6" x 12' 1" (5.64m x 3.69m)

Well appointed along two sides in high gloss fronts beneath wood grain effect worktop surface, inset 1.5 bowl stainless steel sink with side drainer, inset four ring 'Bosch' gas hob with 'Smeg' extractor hood above, integrated two 'Smeg' ovens, integrated fridge freezer, matching range of eye level wall cupboards, utility cupboard with plumbing for dishwasher and space for tumble dryer. Space for large family dining table, sliding doors to rear garden with windows to either side, additional window to rear and radiator.

#### FIRST FLOOR

##### LANDING

Approached via a full turning staircase leading to the central landing area, window to side, access to roof space part boarded roof space with power and lighting accessed via a drop down ladder, radiator and airing cupboard housing the 'Ideal Logic' combination gas central heating boiler.

##### BEDROOM ONE

12' 11" x 11' 3" (3.95m x 3.44 (max)m)

Overlooking the entrance approach, a good sized principal bedroom, fitted 'Hammonds' wardrobes to one side, radiator and door to ensuite.

##### ENSUITE SHOWER ROOM

Modern white suite comprising low level W.C, wash hand basin, double width shower cubicle with chrome shower above, extractor fan, wall tiling to splash back areas, tiled flooring, window to side, electric shaver point and chrome heated towel rail.

##### BEDROOM TWO

11' 5" x 11' 2" (3.49m x 3.41m)

Overlooking the rear garden, enjoying an idyllic view of Castel Coch and the surrounding mountains, a second double bedroom, radiator.



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## BEDROOM THREE

12' 0" x 7' 2" (3.66m x 2.20m)

Aspect to rear, enjoy castle views, a good sized third bedroom, radiator.

## FAMILY BATHROOM

8' 2" x 6' 11" (2.49m x 2.12m)

Modern white suite comprising low level W.C, wash hand basin, panelled bath with chrome shower above, swivel shower screen, wall tiling to splash back areas, tiled flooring, window to front, electric shaver point, storage cupboard and chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

A beautifully landscaped rear garden with large paved patio leading onto an area of artificial lawn

### FRONT GARDEN

Neatly tended hedgerow to front with central paved pathway with artificial lawn to sides leading to front door. Additional rear composite decked relaxation area. Inset beds of plants and shrubs. The rear garden enjoys elevated views towards castell coch. Enclosed by timber fencing. Timber gate giving access to front. Outside light. Double side by side driveway leading to garage.

### GARAGE

18' 10" x 9' 11" (5.76m x 3.03m)

With up and over access door. Power and lighting. Door to rear garden. Access ladder to boarded roof space.

### ADDITIONAL INFORMATION

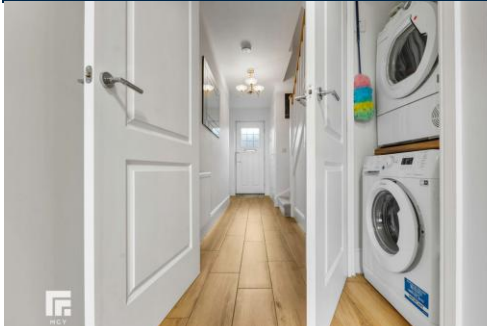
Management Fee - approx. £240 per annum - not payable yet as site still being developed.



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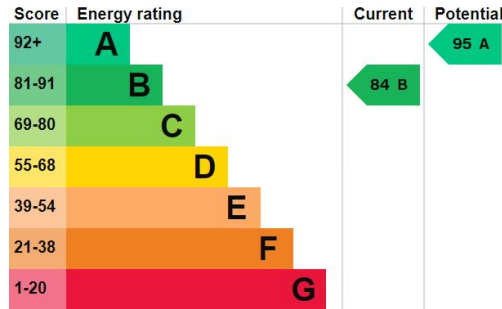
GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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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**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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