



157 HEOL ISAF
RADYR
CARDIFF CF15 8DX

ASKING PRICE OF
£995,000



DETACHED PROPERTY



6



3



4



4

**** LARGE SIX BEDROOM DETACHED FAMILY HOME ON AN 0.4 ACRE PLOT ****
DELIGHTFUL GARDENS ** LONG DRIVEWAY WITH DOUBLE GARAGE ** An excellent sized six bedroom detached family home in the highly regarded area of Radyr having a long entrance driveway and being located on a plot of approx 0.4 acres, a short distance from amenities and transport links. Entrance hallway, cloakroom, large lounge with snug, sitting room, playroom/study, modern fitted kitchen with french doors to the large conservatory, utility room and shower room. To the first floor are six bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Delightful gardens. Long sweeping driveway leading to the double garage. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: I

FLOOR AREA APPROX: 3,380 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

ENTRANCE HALLWAY

24' 1" x 8' 7" (max) (7.35m x 2.63m)
Approached via a wood panelled entrance door leading to the spacious entrance hallway. Built in corner unit with storage. Cloaks cupboard. Staircase to first floor. Radiator.

CLOAKROOM

Modern white suite comprising low level wc, vanity wash basin with storage below. Wall tiling to half height. Tiled flooring. Obscured glass window to front.

LOUNGE

23' 11" x 16' 11" (7.30m x 5.18m)
An excellent sized primary reception with windows to front and rear. Patio doors opening onto the large side patio and lawn. Feature fireplace. Two radiators. Two steps leading upto the snug.

SNUG

13' 1" x 9' 10" (4.01m x 3.02m)
A versatile extension to the lounge with windows to front. Radiator.

SITTING ROOM

18' 1" x 9' 11" (max) (5.52m x 3.03m)
A versatile reception currently used as a sitting room with windows overlooking the delightful gardens. Radiator.

KITCHEN/BREAKFAST ROOM

22' 7" x 16' 0" (6.89m x 4.89m)
Modern fitted kitchen well appointed along two sides in matte finish fronts beneath solid stone worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring 'Neff' job with glass cooker hood above and microwave oven below. Eye level 'Neff' oven and grill. Space for low level fridge. Matching range of eye level wall cupboards. Wall tiling to splash back areas. Central breakfast bar island. Matching kitchen units and worktop dresser to one side with eye level glass fronted cabinets. Tiled flooring throughout. Windows to front and rear. Door to inner lobby and french doors to the conservatory.

CONSERVATORY

18' 11" x 11' 11" (5.78m x 3.64m)
An exceptionally spacious uPVC double glazed conservatory with full views over the rear garden. Double glazed ceiling with fitted blinds. Quality tiled flooring with central mosaic. French doors opening to the rear garden. Under floor heating.

INNER LOBBY

With doors to utility room, play room and garage.

UTILITY ROOM

11' 1" x 6' 11" (3.39m x 2.11m)
With units and worktop. Inset Belfast ceramic style sink. Space for fridge freezer. Plumbing for washing machine and space for tumble dryer. Door to rear garden. Tiled flooring. Floor mounted 'Ideal Mexico' gas central heating boiler. Window to rear. Door to shower room

SHOWER ROOM

6' 9" x 4' 10" (2.07m x 1.49m)
Modern white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with sliding glass doors. Full wall tiling. Eye level storage with central mirrored cupboards. Obscured glass window to side. Tiled flooring. Extractor fan Heated towel rail.



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HOME OFFICE/PLAYROOM

15' 3" x 13' 3" (4.66m x 4.04m)

A versatile reception with its own independent entrance from the front. Window to front. A variety of fitted wardrobes. Wall mounted electric fire. Radiator.

FIRST FLOOR

LANDING

Spacious landing area, large built in storage cupboard housing hot water cylinder, access to loft space. Doors to all rooms.

BEDROOM ONE

16' 8" to wardrobes) x 13' 2" (max)(5.09m x 4.02m)

A spacious master bedroom with large built in wardrobes. Radiator. uPVC window to rear. Doors en-suite.

ENSUITE

8' 3" x 6' 10" (2.53m x 2.09m)

White suite; combined low level WC with wash hand basin and vanity, chrome mixer tap, built in mirrored wall cupboard, bath with chrome mixer tap and tiled panel, glass shower cubicle with chrome shower and tiled shower tray. Heated towel rail. Tiled walls and flooring. Obscured glass window to rear.

BEDROOM TWO

13' 1" x 10' 7" (3.99m x 3.23m)

A second double bedroom, built in wardrobes, radiator. Window to front.

BEDROOM THREE

14' 9" x 9' 3" (4.52m x 2.83m)

A third double bedroom, built in wardrobes and dressing table, radiator. Window to rear.

BEDROOM FOUR

10' 9" x 10' 2" (3.29m x 3.12m)

Another good sized double bedroom. Built in wardrobes, radiator. Window to front.

BEDROOM FIVE

10' 10" x 7' 6" (3.31m x 2.29m)

A fifth bedroom, built in wardrobes, radiator. Window to rear.

BEDROOM SIX

16' 5" (max) x 11' 3" (max)(5.01m x 3.44m)

A sixth good sized bedroom currently being used as an office. Built in units, eaves storage, radiator. Window to rear.

FAMILY BATHROOM

8' 5" x 8' 0" (2.58m x 2.44m)

White suite; combined low level WC, wash hand basin with chrome mixer tap and vanity, built in mirrored wall cupboards, corner jacuzzi bath with chrome shower, corner shower cubicle with glass sliding doors and chrome shower. Extractor fan. Heated towel rail. Tiled walls and flooring. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

An exceptionally large, exquisite, beautifully maintained, wrap around rear garden. Bordered by a timber fence, with manicured trees and mature shrubs. Large lawn area with paved patio and paved pathway leading to a further patio area with timber shed and Mountain View's. The trees and shrubs wrap around to the side of the property leading to another large paved patio and area of lawn to front of property. Openings for access to both sides of property. Outside power sockets. Outside tap.

FRONT

Stone wall and pillars frame the entrance to the private driveway. Inviting, beautifully maintained front garden with mature trees and plants lead you to the entrance of the attractive property.

GARAGE

Double garage with electric door.

DOUBLE GARAGE

17' 8" x 16' 0" (5.39m x 4.90m)

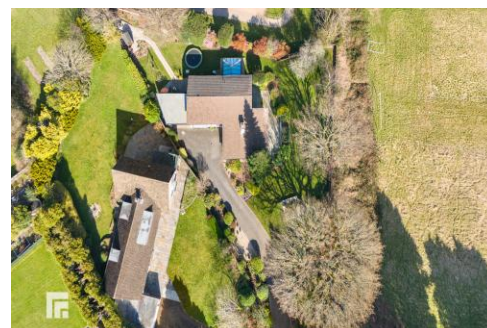
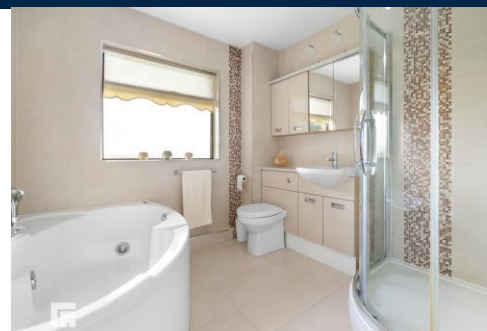
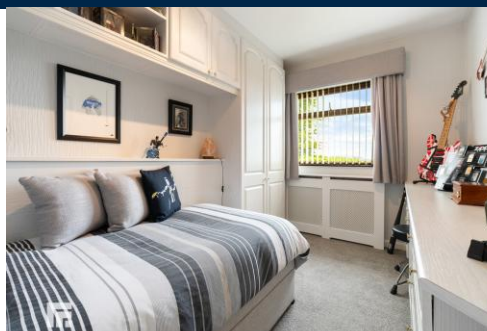
Integral double garage with electric up and over access door. Power and lighting. Door to window to rear.



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TOTAL FLOOR AREA: 3380 sq.ft. (314.0 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.

Made with Metroplan 6/2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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