



46 HAZEL TREE CLOSE  
RADYR  
CARDIFF CF15 8RS

ASKING PRICE OF  
**£475,000**



DETACHED HOUSE



**4**



**2**



**2**



**2**

**\*\* BEAUTIFULLY RENOVATED THROUGHOUT \*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* SOUGHT AFTER LOCATION \*\* CONVERTED GARAGE \*\*** A beautifully presented four bedroom detached family home in the sought after location of Radyr, being close to amenities and transport links. Entrance hall with karndean flooring leading to the lounge opening to the open plan kitchen diner with two sets of bi-folding doors to rear garden, versatile sitting/playroom. To the first floor are four bedrooms, modern family bathroom and newly fitted en-suite shower room. Gas central heating. Upvc double glazed windows. Attractive south facing landscaped rear garden with porcelain paved patio. Two car side by side driveway to front. EPC Rating: tbc

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1214 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

Approached via a composite entrance door leading to the spacious hallway. Obscured glass window. Quality karndean flooring. Radiator. Door to lounge. Door to sitting/playroom.

#### SITTING/PLAYROOM

15' 5" x 8' 0" (4.71m x 2.46m)

Overlooking the entrance approach, a versatile reception formally the garage. Radiator. Door to kitchen.

#### LOUNGE

16' 11" x 12' 4" (5.16m x 3.77m)

Overlooking the entrance approach, a good-sized primary reception. Feature wall mounted fire. Staircase to first floor with built-in bookshelves to recess. Quality Karndean flooring. Vertical radiator. Opening to the kitchen and dining room.

#### KITCHEN AND DINING ROOM

24' 7" x 13' 1" (7.5m x 4m)

Modern 'Howdens' fitted kitchen and dining room well-appointed along two sides in high gloss fronts beneath slim line quartz effect laminate worktop surfaces. Inset 1.5 bowl acrylic sink with side drainer. Inset four ring hob with concealed cooker hood above and oven below. Integrated slimline dishwasher. Integrated washing machine. Space for American style fridge freezer. Matching range of eye level wall cupboards. Dining area with ample space for large family dining table. Two sets of bi folding doors opening to the rear garden. Range of party style units to one side. Quality karndean flooring. Window from kitchen overlooking the rear garden. Two vertical radiators. Door to sitting/play room.

#### FIRST FLOOR

##### LANDING

Approached via easy rising staircase with access to airing cupboard housing combi boiler. Loft access. Doors to bedrooms.

##### BEDROOM ONE

7' 10" x 16' 7" (2.40m x 5.06m)

A good sized primary bedroom overlooking the front garden. Door to en-suite. Radiator.

##### ENSUITE

A newly fitted white en-suite comprising of low level wc, ceramic wash hand basin with storage below, panelled corner shower cubicle. Quality laminate flooring. Obscured glass window to rear.

##### BEDROOM TWO

9' 9" x 11' 8" (2.98m x 3.58m)

A second double bedroom. Window overlooking the front. Radiator.

##### BEDROOM THREE

9' 2" x 11' 3" (2.80m x 3.43m)

A third double bedroom. Window overlooking the rear. Radiator.



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## BEDROOM FOUR

6' 9" x 7' 6" (2.06m x 2.31m)

Window overlooking the front. Built out storage. Radiator.

## BATHROOM

7' 4" x 5' 6" (2.24m x 1.69m)

A modern white suite comprising of low level wc, vanity wash hand basin with storage below. Panelled bath with twin head shower above and glass folding shower screen. Wall tiling to splash back areas. Obscured glass windows to rear. Recessed spotlights. Quality floor tiling.

## OUTSIDE

### FRONT GARDEN

Paved cobbled effect driveway comfortably accommodating parking for two vehicles. Built in flower bed with a low level attractive stone wall. Outside tap.

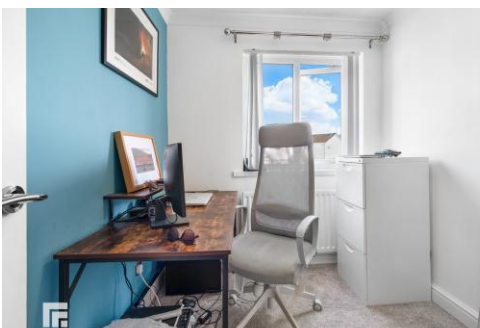
### REAR GARDEN

Delightful large paved porcelain patio leading onto an area of lawn with mature palm trees. Outside power points. Gate to side.



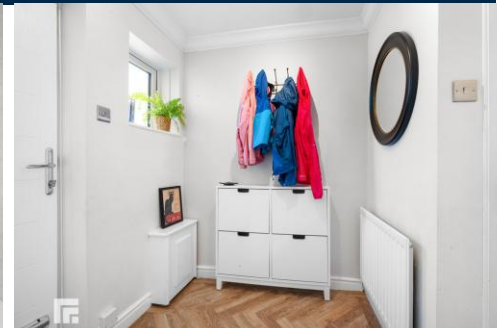
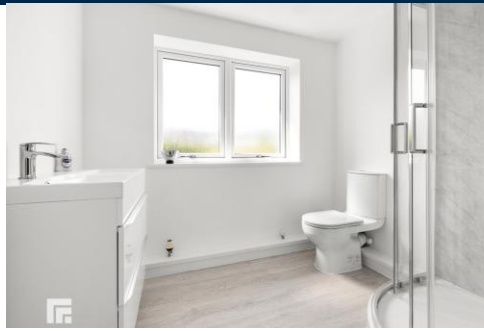
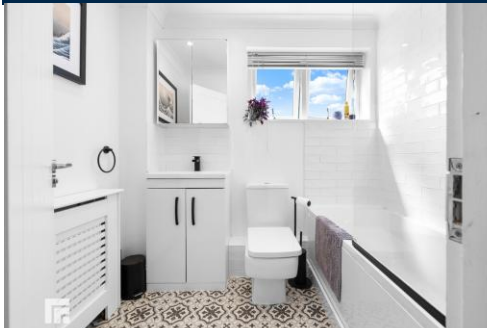


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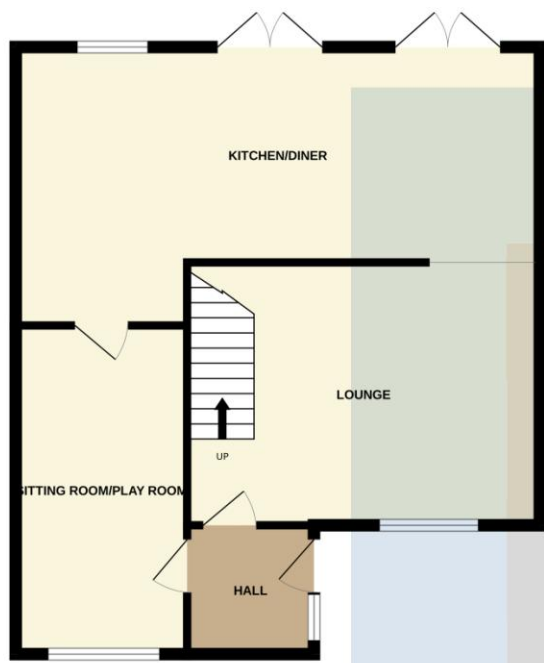


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GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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