



**DRYSGOL ROAD**  
**RADYR**  
**CARDIFF CF15 8BT**

ASKING PRICE OF  
**£514,950**



**DETACHED PROPERTY**



**4**



**1**



**2**



**1**

**\*\* EXTENDED DETACHED PROPERTY \*\***  
**FOUR BEDROOMS \*\* GARAGE**  
**CONVERSION INTO OFFICE \*\* RADYR**  
**COMPREHENSIVE SCHOOL CATCHMENT**

**\*\*** A beautifully presented, modernised four bedroom detached property in the sought after area; Radyr. Entrance porch leading to a spacious hallway, good sized family lounge, open plan kitchen/dining/family room, utility room and WC. To the first floor principal bedroom, two further double bedrooms, family bathroom and fourth bedroom. Well maintained, enclosed rear garden. Front garden and driveway with parking for three vehicles. Carport. Renovated garage. Electric car charger. EPC rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,359 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in this popular Cardiff suburb. Radyr is well served by local amenities to include shops, golf club and other recreational facilities. Regular public transport facilities by means of both bus and train. There are excellent schools at all levels and the property lies within the catchment area for Radyr Comprehensive School. Access to the A470 and M4 motorway is a short distance away

#### ENTRANCE

Steps up from block paved driveway to front terrace and porch door. Laid to lawn with mature hedge border. Gated access to rear garden.

#### ENTRANCE PORCH

4' 11" x 4' 9" (1.50m x 1.46m)

Entered via a uPVC door, window to side. Wooden door with obscured glass panel leading into hallway.

#### ENTRANCE HALLWAY

20' 7" x 5' 10" (6.29m x 1.79m)

A welcoming, good sized hallway with quality wood effect laminate flooring. Built in tall cupboard. Radiator. Spacious under stairs storage cupboard. Doors to all rooms. Stairs leading to first floor.

#### CLOAKROOM

6' 2" x 4' 5" (1.89m x 1.36m)

White suite; low level WC, wall hung wash hand basin with twin chrome taps, heated towel rail. Wooden shelving. Obscured glass window to side.

#### LOUNGE

19' 3" x 10' 8" (5.88m x 3.26m)

Entered via double doors, a spacious family lounge. Quality wood effect laminate flooring. Two radiators. Large window to front. Additional uPVC window to side.

#### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

22' 2"(max) x 19' 3" (6.76m x 5.87m)

Appointed along four sides, modern eye and low level white shaker style cupboards beneath solid oak work-surfaces, inset 'Belfast' ceramic sink with traditional style chrome mixer tap, 'Beko' seven ring gas hob cooker double oven, warming draw and grill, extractor hood, integrated fridge freezer and built in wine rack. Ample space for dining room table. A step down to a sitting area currently used as a family room. Two large wooden 'Velux' windows. Spotlights. Three radiators. uPVC door and window to rear.

#### UTILITY ROOM

10' 5" x 4' 3" (3.18m x 1.31m)

Eye and low level cupboards beneath laminate worktops, stainless steel sink with twin taps and side drainer, space tumble dryer, plumbing for washing machine and plumbing for dishwasher. Tiled flooring. Three windows; one to rear and one to each side. Radiator.

#### FIRST FLOOR

##### LANDING

Entered via a turning staircase with window to side and built in bookshelves; landing area with doors leading to four bedrooms and family bathroom. Access to part boarded loft space with light and ladder.

##### BEDROOM ONE

13' 2" x 9' 10" (4.02m x 3.00m)

A good sized principal, double bedroom with built in seven door wardrobes to one side. Large uPVC window to front. Radiator.

##### BEDROOM TWO

11' 5" x 9' 4" (3.48m x 2.87m)

A second double bedroom. Radiator. Large window to rear.



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## BEDROOM THREE

9' 9" x 9' 4" (2.99m x 2.85m)

A third double bedroom. Radiator. Large window to rear overlooking the garden.

## BEDROOM FOUR

11' 10" x 5' 7" (3.62m x 1.72m)

A fourth bedroom. Radiator. Window to side.

## FAMILY BATHROOM

5' 11" x 5' 6" (1.82m x 1.68m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap with hand held shower, electric shower over bath, glass screen, tiled splashbacks, obscured glass uPVC window to side. Built in cupboard with shelving and sliding doors. Cupboard also housing modern combi boiler.

## OUTSIDE

### REAR GARDEN

Bordered by mature trees and shrubs, a well maintained rear garden. Large paved patio area with steps leading to an area of artificial lawn. Planted flower beds. Outside tap. Timber gate to side for access.

### FRONT

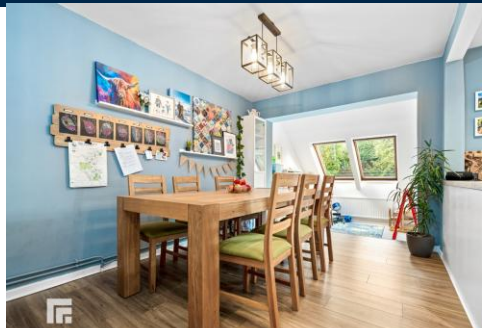
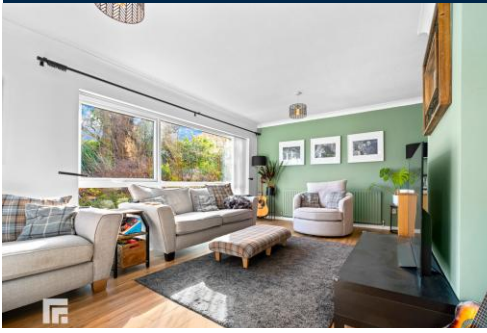
Front garden with lawn area, mature trees and shrubs; steps leading to front porch. Blocked paved driveway with parking for three vehicles. Carport with spotlights leading to garage. Electric car charger.

### GARAGE

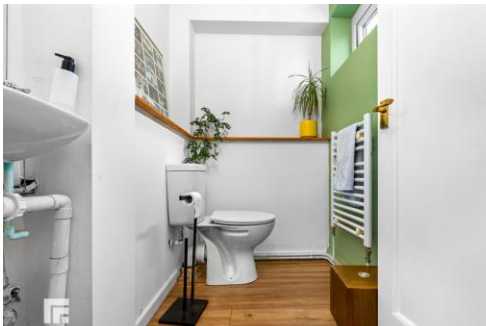
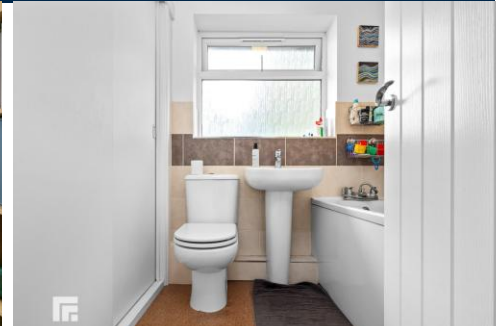
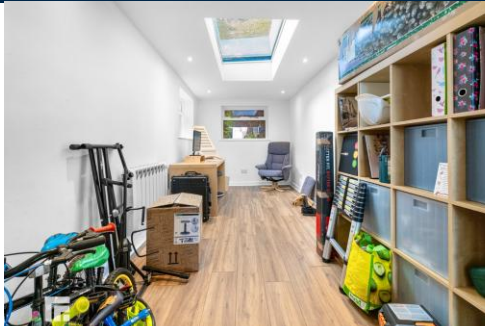
Double wooden doors leading to a renovated garage. Suitable for office. Quality laminate flooring. Glass roof skylight. Spotlights. Power. Electric radiator. Window to rear and side.



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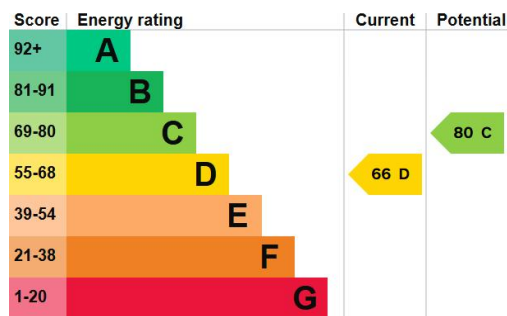
GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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