



45 FISHER HILL WAY
RADYR
CARDIFF CF15 8DR

OFFERS IN EXCESS OF
£399,950



TOWN HOUSE



4



2



3



2

****FOUR BEDROOM MID TERRACE TOWN HOUSE PROPERTY**IMMACULATELY PRESENTED**CONSERVATORY**DOUBLE DRIVEWAY** A beautifully preserved mid terrace property in the sought after area of Radyr. Entrance hallway, spacious lounge, modern kitchen/dining room, conservatory and WC. To the first floor; Two double bedrooms, family bathroom and a further bedroom. To the second floor is a large principal bedroom with spacious en-suite shower room. Landscaped rear garden. Double driveway. EPC Rating: C**

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX : 1293 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors and dentist, library, golf and tennis clubs, train station and regular bus service. The property is also close to the Taff Trail and has nearby links to the A470 and M4.

HALLWAY

15' 9" x 6' 5" (4.81m x 1.96m)

Entered via a modern composite door with obscured glass panels, a good sized hallway. Turning wooden spindles staircase to first floor. Radiator. Porcelain tiled patterned flooring. Doors to lounge, kitchen/dining room and cloakroom.

CLOAKROOM

5' 8" x 3' 3" (1.73m x 1.01m)

Modern white suite; low level WC, vanity wash hand basin with chrome mixer tap, chrome heated towel rail, tiled splashback and continuation of porcelain tiled flooring from hallway. Spotlight. Obscured glass window to front.

LOUNGE

16' 2" x 11' 6" (4.95m x 3.53m)

Spacious family lounge. Quality wood effect laminate flooring. Two radiators. uPVC window and Oak folding doors into conservatory.

CONSERVATORY

14' 7" x 9' 4" (4.45m x 2.87m)

A light, good sized conservatory. 'Dunraven' roof with two glass, tinted panels, High level obscured glass windows to both sides with spotlights. Radiator. uPVC windows and double French doors to rear opening into the rear garden.

KITCHEN/ DINING ROOM

15' 8" x 9' 4" (4.78m x 2.85m)

Appointed along three sides, a modern, white, high gloss low level cupboards beneath solid bamboo wooden work surfaces, black composite sink with drainer and modern, chrome mixer tap. Tall cupboards to one wall with integrated 'AEG' microwave and integrated 'AEG' single oven. Integrated 'Zanussi' dishwasher, integrated 'AEG' four ring induction hob and extractor hood. Under cupboard LED floor lights. Hallogen under cupboard lights. Spotlights. Quality wood effect laminate flooring. Space for dining room table. Radiator. uPVC bay window to front.

FIRST FLOOR

LANDING

Spacious landing area. Storage cupboard. Doors leading to three bedrooms and family bathroom. Additional storage cupboard housing hot water cylinder.

BEDROOM TWO

11' 1" x 9' 4" (3.40m x 2.85m)

A second double bedroom. Built in double door wardrobe. Quality wood effect laminate flooring. Radiator. Window to rear.

BEDROOM THREE

10' 6" x 9' 3" (3.21m x 2.84m)

A third double bedroom. Built in double door wardrobe. Quality wood effect laminate flooring. Radiator. uPVC window to front.

BEDROOM FOUR

7' 8" x 6' 7" (2.36m x 2.03m)

Currently being used as an office, a fourth bedroom. Quality wood effect laminate flooring. Radiator. Window to rear.

FAMILY BATHROOM

6' 7" x 5' 7" (2.02m x 1.72m)

Modern white suite; low level WC, white vanity with ceramic wash hand basin and chrome mixer tap, bath with chrome mixer tap and hand held shower head. Extractor fan. Spotlights. Chrome heated towel rail. Tiled flooring. Tiles splashbacks.



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SECOND FLOOR

LANDING

Entered via a turning staircase. Radiator.

BEDROOM ONE

20' 6" x 10' 8" (6.25m x 3.26m)

A spacious principal bedroom with built in double door wardrobe. uPVC dormer window to front. Velux window to rear. Quality wood effect laminate flooring. Two radiators. Door to en-suite. 5 x LED spotlights.

ENSUITE

8' 2" x 7' 3" (2.50m x 2.22m)

Modern white suite; low level WC, large modern vanity with ceramic wash hand basin and chrome mixer tap, glass shower cubicle with dual headed, chrome shower. Shaving point. Extractor fan. Spotlights. Chrome heated towel rail. Tiled splashbacks and flooring. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

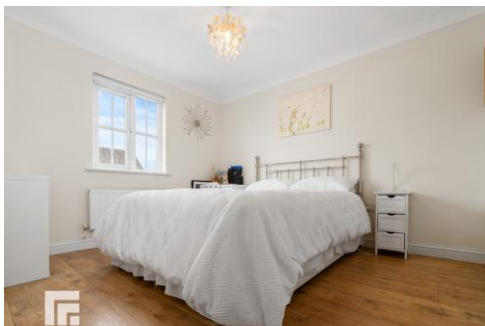
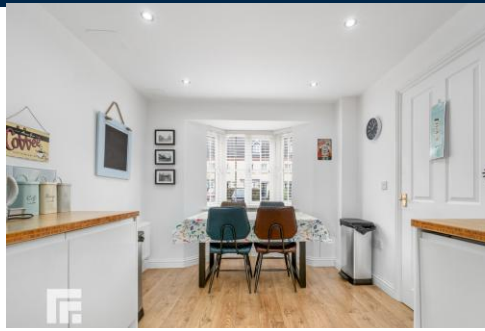
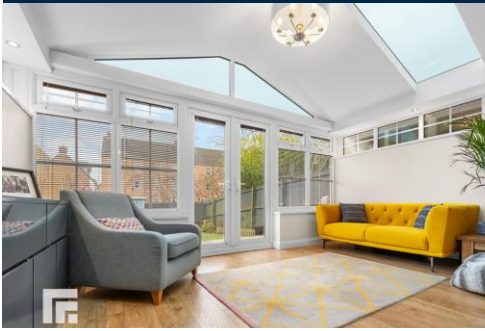
Beautifully landscaped rear garden. Paved granite patio with artificial lawn with plant beds either side. Stone area at the bottom with space for flower pots and timber shed for storage. Timber fence borders the enclosed rear garden.

FRONT

Blocked paved driveway with parking for two cars. Paved pathway leading to front door with stone area and planter.



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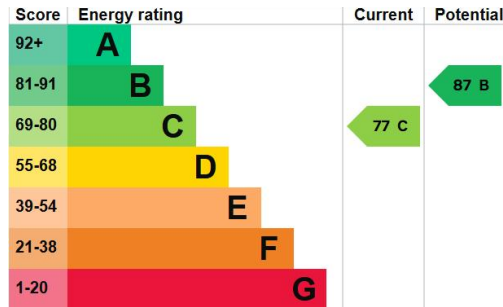


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TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

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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