

19 Min-y-Coed

Radyr | Cardiff | CF15 8AQ

Detached House | Asking Price Of £575,000



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PROPERTY DESCRIPTION

**** BEAUTIFULLY PRESENTED THROUGHOUT **** Fully refurbished and extended detached family home situated in the popular village of Radyr. The accommodation comprises entrance hall, lounge, kitchen/breakfast/dining room, utility room, cloakroom, sitting/family room, master bedroom with en-suite, second bedroom with en-suite, two further bedrooms and family bathroom. The property is set in delightful gardens and also has the benefit of an integral garage.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** TBC
- **Viewing Arrangements** 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

A spacious driveway with parking for many cars. Landscaped lawn with slate chip border and shrub hedging to front. Gated access to rear.

PORCH

Entered via uPVC double glazed sliding door into entrance porch. Window to side. Tiled flooring. Vaulted ceiling with spotlights.

HALLWAY

Entered via composite front door with glazed under and matching side panels. Oak wood flooring. Glazed oak wood doors to lounge, kitchen/breakfast/dining room and integral garage. Stairs to first floor. Column radiator.

LOUNGE

14' 11" x 11' 10" (4.571m x 3.626m) A stunning gas fireplace with stone surround and hearth. Oak wood flooring. uPVC double glazed window to front. Radiator. Glazed oak wood double doors to kitchen/breakfast/dining room.

KITCHEN/BREAKFAST/DINING

25' 2" x 8' 10" (7.684m x 2.711m) A beautiful kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink with complementary granite work surfaces and breakfast bar. Fitted with Neff appliances which include electric double oven and microwave oven and plate warmer plus induction hob with extractor hood over. Integrated fridge/freezer and dish washer. Granite upstand, tiled flooring throughout. Column radiator. uPVC double glazed window to rear plus sliding patio doors to sitting/family room. Oak door to utility room.

UTILITY ROOM

5' 5" x 5' 4" (1.671m x 1.629m) Fitted with base and eye level units with inset stainless steel sink with complementary granite work surfaces.

Tiled flooring. uPVC double glazed stable door to side. Radiator. Extractor fan. Door to cloakroom.

CLOAKROOM

5' 4" x 3' 0" (1.630m x 0.928m) A stylish suite with fully tiled walls and flooring. Wall mounted vanity enclosed wash hand basin and low level WC with concealed cistern. uPVC double glazed window to side. Feed for radiator.

SITTING/FAMILY ROOM

11' 7" x 10' 3" (3.554m x 3.135m) A bright and airy family room with two sets of uPVC bifold doors to side and rear elevation. Tiled flooring with underfloor heating.

Vaulted ceiling with two double glazed electric Velux windows to rear. Spotlights.

FIRST FLOOR

Spacious half gallery landing with oak bannister and uPVC double glazed window to front providing superb views towards Castell Coch. Oak doors to four double bedrooms and family bathroom. Radiator.

MASTER BEDROOM

11' 7" x 10' 5" (3.536m x 3.200m)
uPVC double glazed window to front with superb views. Radiator. Door into;

EN-SUITE

10' 0" x 2' 11" (3.057m x 0.894m)
Luxury suite comprising wall mounted low level WC and concealed cistern, vanity enclosed wash hand basin and walk in shower cubicle with rainwater shower head, separate attachment and glass door. Tiled flooring and walls. Spotlights, extractor fan and light tunnel. Ladder radiator.

BEDROOM TWO

11' 7" x 10' 6" (3.547m x 3.212m)
uPVC double glazed window to rear. Radiator. Door to;

EN-SUITE TWO

9' 11" x 2' 10" (3.045m x 0.881m)
Again a luxury suite comprising wall mounted low level WC with concealed cistern, vanity enclosed wash hand basin and walk in shower cubicle with rainwater shower head, separate attachment and glass door. Tiled flooring and walls. Spotlights, extractor fan and light tunnel. Ladder radiator.

BEDROOM THREE

12' 5" x 8' 8" (3.793m x 2.646m) uPVC double glazed windows to front and side. Radiator.

BEDROOM FOUR

8' 6" x 8' 2" (2.605m x 2.501m) uPVC double glazed window to rear. Radiator. Loft access with pull down ladder, lighting and fully boarded.

FAMILY BATHROOM

9' 1" x 5' 3" (2.773m x 1.620m)
Finished to a high specification the bathroom includes large floating vanity enclosed wash hand basin, low level WC with concealed cistern and bath with tiled side panel, rainwater shower head and separate attachment. Fully tiled walls and flooring. Extractor fan. Spotlights. Ladder radiator. uPVC double glazed window to rear.

INTEGRAL GARAGE

16' 9" x 8' 5" (5.120m x 2.575m) Easily converted into another reception room. Up and over garage door. uPVC double glazed external door and window to side. Light and power.

OUTSIDE

Rear garden mainly laid to lawn with paved area. Gated access to front via

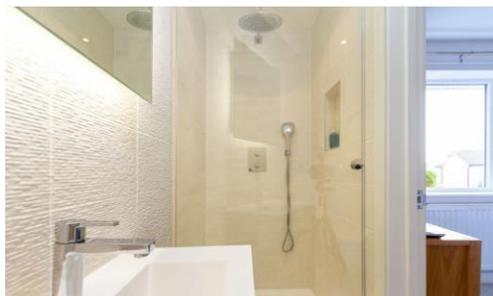
both sides of the property. Boundary fence. Outside tap.





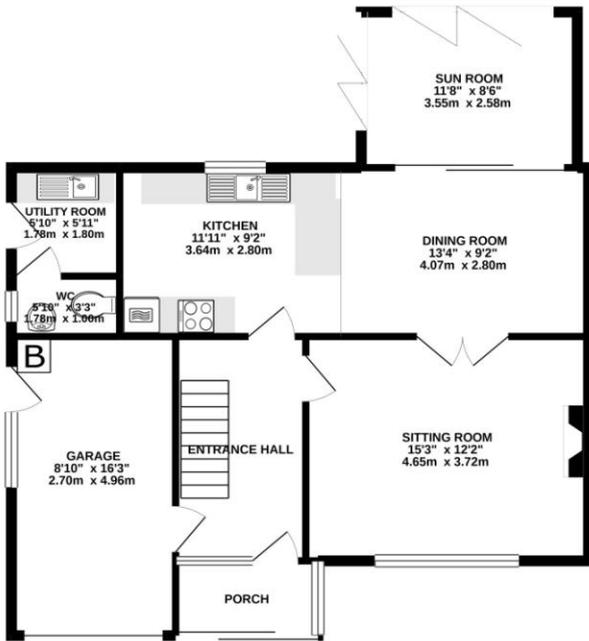
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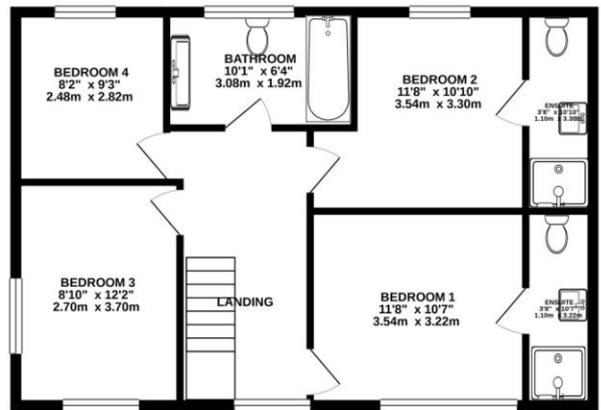


FLOORPLANS

GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.

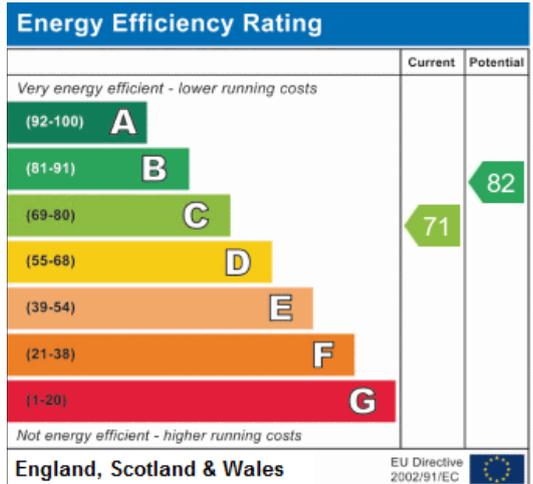


1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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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