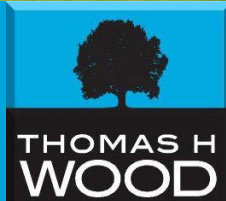




84 Heol Isaf

Radyr, Cardiff, CF15 8EA



Asking Price Of £650,000

4 Bedrooms



DESCRIPTION

A truly marvellous opportunity to purchase this four bedroom, semi-detached property in the heart of Radyr Village. This traditional property retains many of its original features, including internal doors, wood block flooring and delightful stained glass window. The current owners have extended the property to create a stunning kitchen/diner, utility room, cloakroom and office to the ground floor and an exceptional master bedroom with vaulted ceiling and picture window to the first floor. The gardens have been beautifully maintained with a wide variety of shrubs and plants and the generous rear garden provides lovely views across Radyr and Castell Coch. The sweeping driveway provides ample off road parking. Ideally located to Radyr Village shops, the highly regarded primary and secondary schools and a few minutes' walk from the train station with excellent links to Cardiff City centre. Viewing is highly recommended.

ENTRANCE HALL

via enclosed porch leading to a spacious entrance hall with woodblock flooring, storage cupboard with Baxi combination boiler, radiator with TRV, understairs cupboard with gas and electric meters. Stairs to 1st floor, doors to ground floor rooms.

STUDY

11' 5" x 13' 11" (3.49m x 4.26m) into bay with woodblock flooring, bay window overlooking the beautiful front garden, painted walls, picture rail, fireplace, radiator with TRV, original doors

SITTING ROOM

14' 11" x 12' 0" (4.56m x 3.66m) with woodblock flooring, open fireplace wooden surround and slate hearth, painted walls, picture rail, papered ceiling, UPVC windows and doors to patio area, radiator with TRV



KITCHEN DINER

13' 3" x 21' 6" (4.04m x 6.56m) a generous kitchen diner with bi folding doors to the patio and delightful rear garden. A selection of high-gloss wall and base units with granite surfaces, breakfast bar, inset bowl and a half sink and integrated dishwasher. Boasting Neff appliances to include, oven, microwave oven, plate warmer Neff gas hob and canopy over. Deep bay window to side elevation, built in cupboard and fireplace. Oak floors further compliment this excellent space.

Inner lobby to utility room whilst providing access through the property from front to back.

UTILITY ROOM

10' 0" x 10' 9" (3.05m x 3.30m) a generous utility room with red quarry tiled floor, stainless steel sink and chrome tap, space for washer and fridge freezer, radiator with TRV, built-in storage cupboard door to WC.

WC

3' 11" x 3' 10" (1.20m x 1.19m) with red quarry tiled floor, low-level WC, corner sink with chrome mixer taps and tiled splash park, towel radiator.

OFFICE

10' 0" x 7' 0" (3.05m x 2.15m) a bright and spacious room with red quarry tiled floor, double glazed timber window to garden, pitched roof with Velux windows, painted walls and smooth ceiling.

LANDING

via wide staircase with wooden balustrade and newel posts. Beautiful stain glass window overlooking the front aspect. Doors to all bedrooms and family bathroom and stairs to loft room.



MASTER BEDROOM

13' 3" x 19' 5" (4.04m x 5.94m) a wonderful double bedroom with vaulted ceiling and large picture window overlooking the rear garden. With carpeted floors, painted walls, smooth ceiling, radiator with TRV. Ample space for wardrobes, chest of drawers and dressing table.

BEDROOM TWO

11' 5" x 13' 10" (3.48m x 4.23m) overlooking the front aspect of the property with carpeted floors, painted walls, picture rail, papered ceiling, radiator with TRV





BEDROOM THREE

11' 5" x 12' 5" (3.48m x 3.79M) overlooking the rear aspect of the property with carpeted floors painted walls, smooth ceiling, picture rail, radiator with TRV, recessed space for wardrobes

FAMILY BATHROOM

6' 4" x 10' 3" (1.95m x 3.13m) with wood floor and wood wall panelling, freestanding shower with tiled enclosure and electric shower, low-level WC, pedestal hand basin and chrome taps, bath with chrome taps and handheld shower. Window to side aspect and towel rail

LOFT ROOM

14' 11" x 15' 4" (4.57m x 4.68m) a generous loft room with built-in sliding wardrobes, carpeted floors, painted walls, smooth ceiling with exposed wooden beams, radiator with TRV, Velux windows, door to ensuite bathroom



ENSUITE SHOWER ROOM

5' 2" x 9' 10" (1.60m x 3.02m) with wood floor, low-level WC, wash hand basin with tiled splashback, shower cubicle with glass screen, electric shower and tiled enclosure, Velux window, exposed wooden beams, radiator with TRV

OUTSIDE FRONT

A long driveway and generous front garden with mature plants, shrubs and trees. Parking for 3 cars. Access to garage with electric roller door. (reduced size)

OUTSIDE REAR

A delightful rear garden with elevated views across Radyr to Castell Coch. Patio area accessed via bi fold doors, steps up to a large lawned area. Timber perimeter fencing and shed.

TENURE

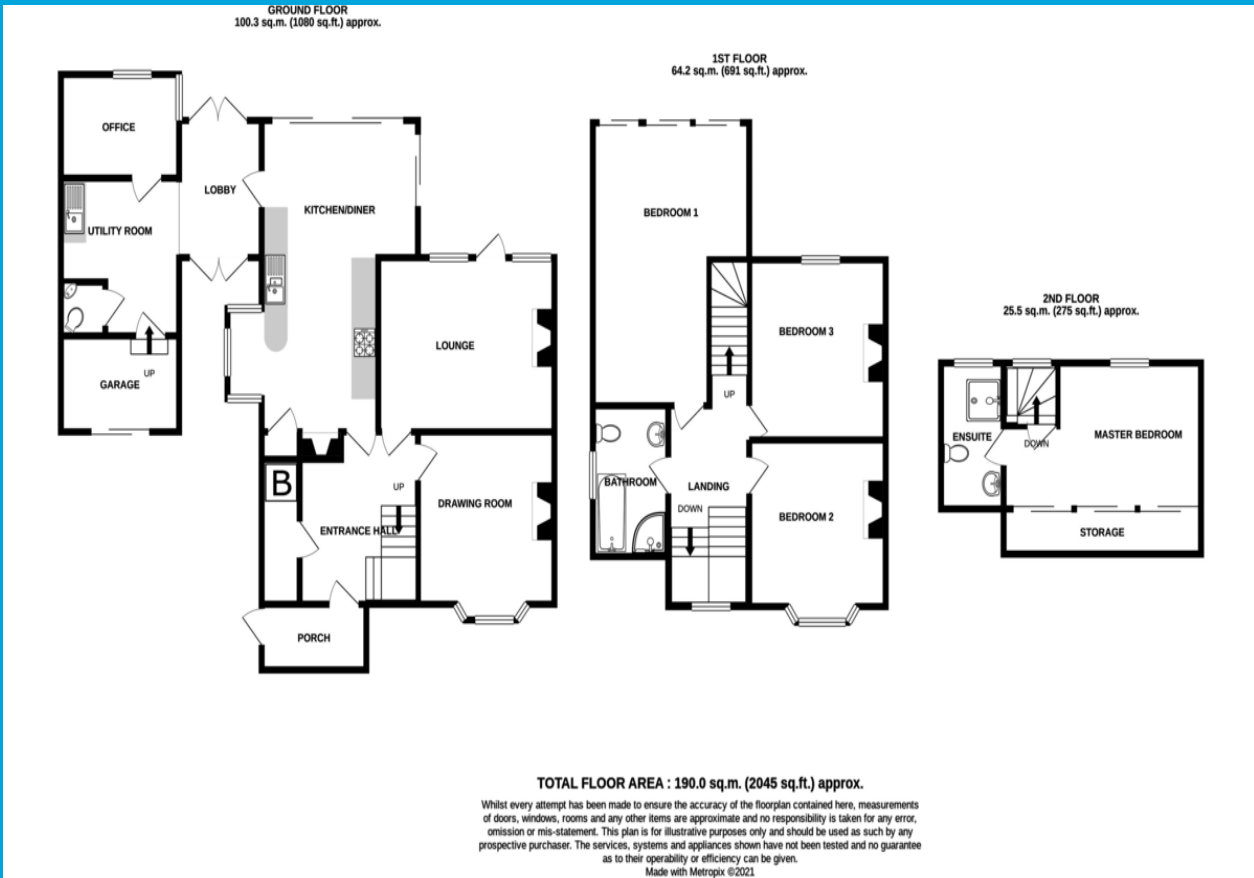
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band G







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	57 d	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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