

4 Walnut Tree Close, Radyr, Cardiff, CF15 8SX



Estate Agents and
Chartered Surveyors

Asking Price Of

£530,000



Detached Bungalow

2

1

2

2

Property Description

**** SPACIOUS DETACHED BUNGALOW ****
IMMACULATELY PRESENTED ** SOUTH-WESTERLY FACING GARDEN ** Fully furnished to a high standard with quality fixtures and fittings. Situated in the popular residential area of Radyr close to all local amenities and good road links to the A470 and M4 motorway. This stunning property has been fully refurbished with accommodation briefly comprising entrance hall, lounge/dining room, cloakroom, open plan kitchen/breakfast/family room, two double bedrooms and luxury bathroom. Beautifully presented landscaped rear gardens, single garage and driveway. Offering excellent potential for future development to either side or upwards (subject to planning). EPC Rating: D **** VIEWING RECOMMENDED ****

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,255 sq. ft.

**Viewing Arrangements
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, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

HALLWAY

Entered via uPVC double glazed composite front door with matching side window into hallway. Tiled flooring with glazed white porcelain tiles. Doors to lounge/dining room, bedroom two, WC plus opening to kitchen/breakfast/family room. Two radiators. Storage cupboard, airing cupboard with radiator plus cupboard housing Worcester gas combination boiler with manual or smart wave control. uPVC double glazed composite door with side window leading to rear garden.

LOUNGE/DINING ROOM

25' 7" x 12' 2" into bay (7.813m x 3.714m)
A spacious lounge/diner with feature uPVC double glazed bay window to front and French doors to side of property. Stunning wood burner with natural Portuguese Limestone fire surround and slate hearth. Two radiators. Door to inner hallway..

BEDROOM TWO

11' 10" x 11' 8" (3.617m x 3.566m)
Fitted wardrobes. uPVC double glazed window to front. Radiator.

CLOAKROOM

5' 3" x 3' 7" (1.614m x 1.101m)
A modern suite to include low level WC with concealed cistern and pedestal wash hand basin. Radiator. uPVC double glazed window to rear. Tiled flooring with glazed white porcelain tiles and splashbacks.

KITCHEN/BREAKFAST/FAMILY ROOM

27' 10" x 11' 8" max (8.502m x 3.561m)
An open plan family space with French patio doors to rear garden and uPVC double glazed window to side. The luxury kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl ceramic sink with complementary oak work surfaces & matching handles. Fitted Bosch electric double oven plus gas hob with extractor hood over. Integrated fridge/freezer and dishwasher. Space for washing machine. Travertine tiled flooring and ceramic tiled splashbacks. Spotlights. The family area includes engineered oak wood flooring and feature electric fireplace being both manually and smart controlled. Two radiators.

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INNER HALLWAY

Doors to bedroom one and bathroom. Loft access.
Radiator.

BEDROOM ONE

12' 1" x 11' 5" (3.705m x 3.480m)
Fitted wardrobes. uPVC double glazed French
patio doors to rear. Radiator. Spotlights.

BATHROOM

9' 4" x 8' 3" (2.863m x 2.531m)
A luxury suite to include low level WC with
concealed cistern, vanity enclosed wash hand
basin, fitted wall units, corner shower cubicle with
Kudos rainwater shower head and separate
attachment plus panelled bath with shower
attachment. Tiled flooring and splashbacks.
Spotlights. Extractor fan. uPVC double glazed
window to side. Ladder radiator.

OUTSIDE

GARAGE

A single up and over electric door. Pedestrian door
to rear garden. Light and power. Hot and cold water
feed with waste pipe.

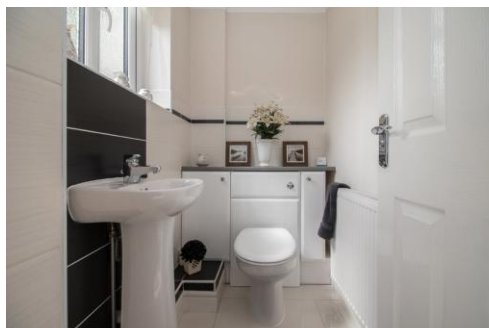
REAR

A beautiful, South-Westerly facing landscaped rear
garden mainly laid to lawn with paved Indian
sandstone patio & pathway and cobbled pathway.
Pathway to summer house with storage space
behind, ideal for additional garden sheds or
greenhouse. Summerhouse/office on a solid
concrete dpc base with double glazed door &
windows, electrics and shingle tiles to roof.
Surrounded by a variety of mature trees, hedges
and colourful shrubs. Boundary fence. Outside tap
and lighting. Gated access to both sides.

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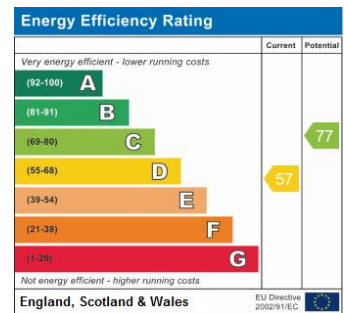


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GROUND FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 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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