

104 Heol Isaf

Radyr | Cardiff | CF15 8EA

Detached House | Asking Price Of £665,000



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# PROPERTY DESCRIPTION

**\*\* TRADITIONAL DETACHED FAMILY HOME \*\*** An opportunity to acquire this four bedroom traditional property on a sought after road in Radyr. The property briefly comprises entrance hallway, lounge, sitting room, kitchen/breakfast room, dining room and wc. To the first floor there are four bedrooms, ensuite and family bathroom. The property also benefits from front and rear gardens, driveway and carport. EPC Rating E.

- **Tenure** Freehold
- **Council Tax Band G**
- **Floor Area (Approx.)** 1,756 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

## ENTRANCE

Entered via the driveway, stone steps leading to the front door. Laid to lawn with mature shrub and flower borders. Access to rear of property via gates to both sides.

## ENTRANCE HALLWAY

Entered via uPVC double glazed door, with uPVC double glazed window to front. Parquet wood floor. Stairs rising to first floor. Radiator. Telephone point. Doors to lounge, sitting room, dining room and wc.

## LOUNGE

15' 6" (into bay) x 12' 6" (into alcove) (4.745m x 3.822m) uPVC double glazed bay window to front. Parquet wood floor. Feature working fireplace with wooden surround and mantle. Radiator. TV aerial point.

## SITTING ROOM

11' 10" x 15' 6" (3.615m x 4.739m) uPVC double glazed door to rear, with uPVC double glazed windows to either side. Parquet wood floor. Feature tiled (non-working) fireplace with wood surround. Radiator. TV aerial point.

## WC

5' 1" x 2' 11" (1.573m x 0.894m) uPVC obscure double glazed window to side. Low level wc. Corner wash hand basin with cupboard below. Part tiled walls. Heated towel radiator. Understairs storage cupboard.

## DINING ROOM

11' 1" x 10' 3" (3.388m x 3.133m) uPVC double glazed bay window to side, with fitted shutters. Electric fire. Tiled floor. Radiator.

## KITCHEN/BREAKFAST ROOM

11' 9" (max) x 12' 4" (max) (3.591m x 3.781m) uPVC double glazed patio doors to rear garden, plus uPVC double glazed window to side. A range of base and eye level units incorporating sink unit with drainer and mixer tap and solid wood work surfaces. Fitted range cooker with extractor over. Integrated dishwasher. Space for American fridge/freezer, washing machine and tumble dryer. Island with storage and seating. Slate tiled floor. Radiator.

## FIRST FLOOR

### LANDING

uPVC obscure double glazed window to side. Radiator. Doors to four bedrooms and family bathroom. Loft access with pull down ladder, light and boarded.

### BEDROOM ONE

16' 1" (into bay) x 11' 10" (4.920m x 3.627m) uPVC double glazed bay window to front. Radiator. Feature fireplace.

**BEDROOM TWO**

11' 11" x 11' 9" (3.644m x 3.584m)  
uPVC double glazed window to rear with fitted shutters. Fitted wardrobes with hanging and shelf space. Radiator. Door to ensuite.

**ENSUITE**

7' 0" x 3' 5" (2.137m x 1.053m) Low level wc. Wall mounted wash hand basin. Corner shower cubicle. Heated towel radiator. Shaver point. Extractor fan. Part tiled walls. Tiled floor.

**BEDROOM THREE**

8' 3" x 12' 4" (2.526m x 3.774m)  
uPVC double glazed window to rear overlooking the garden. Radiator.

**BEDROOM FOUR**

9' 1" x 9' 4" (2.779m x 2.858m)  
uPVC double glazed window to front with fitted shutters. Radiator.

**FAMILY BATHROOM**

11' 3" x 6' 2" (3.445m x 1.890m)  
Two uPVC obscure double glazed windows to side. Fully tiled walls and floor. Jacuzzi bath with shower

attachment. Double shower cubicle. Vanity unit with inset sink and cupboards below and back to wall wc. Cupboard housing combi boiler. Heated towel radiator.

**OUTSIDE****REAR GARDEN**

Enclosed rear garden, with paved patio area, steps up to lawned area and mature shrub and tree borders. Access to front of property via side gates. Further paved seating area to rear. Storage shed. Access to cabin.

**CABIN**

19' 2" x 12' 7" (5.857m x 3.840m)  
uPVC double glazed windows to front and side, plus uPVC double glazed patio doors to front. Fully insulated. Power and lighting.





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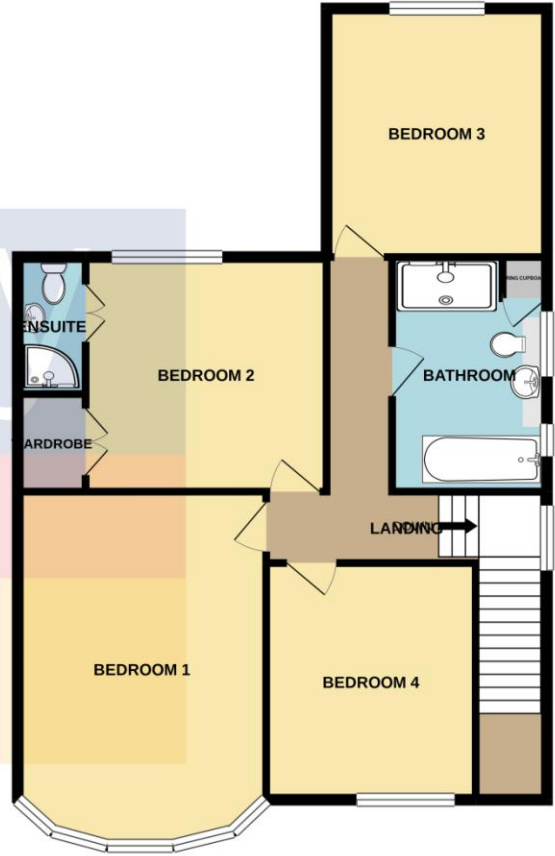


# FLOORPLANS

GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 1756 sq.ft. (163.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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