

9 Sycamore Tree Close

Radyr | Cardiff | CF15 8RT

Detached House | Offers In Excess Of £425,000



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PROPERTY DESCRIPTION

**** IMMACULATE EXTENDED DETACHED FAMILY HOME IN RADYR **** FOUR RECEPTION ROOMS ** A well presented and extended three bedrooms Georgian style family home in Radyr. The property briefly comprises entrance porch, hallway, lounge, kitchen/diner/family room, playroom/sitting room, study, storage room and wc. To the first floor there are three bedrooms and a family bathroom. The property benefits from front and rear gardens and driveway. EPC Rating D.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,556 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 dentist surgeries, restaurant, two good primary schools and comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE

Entered via block paved double driveway. Laid to lawn with shrub and flower borders. Pathway to entrance porch.

ENTRANCE PORCH

Entered via uPVC double glazed door with inset stained glass window, plus uPVC double glazed panels to either side. uPVC double glazed window to side. Tiled effect flooring. uPVC double glazed door into hallway and door to utility room.

HALLWAY

Feature porcelain tiled flooring. Doors to lounge, kitchen/diner/family room, playroom/sitting room, study and wc. Stairs rising to first floor. Radiator.

LOUNGE

15' 9" x 14' 1" (into bay) (4.823m x 4.316m) Feature 'Georgian style' uPVC

double glazed bay window to front aspect. Wood burner. Radiator.

KITCHEN/DINER/FAMILY ROOM

28' 0" x 12' 6" (max) (8.552m x 3.811m) uPVC double glazed window and door to rear overlooking the garden, plus additional uPVC double glazed window to front. A modern fitted kitchen with a range of high gloss base and eye level units including one and a half under counter sink unit with mixer tap and Quartz work surfaces. A useful central island with wine rack and breakfast bar. Feature vaulted ceiling with Velux window giving lots of light to the room. Space for a range cooker and cooker hood over. Integrated fridge and dishwasher. Underfloor heating. Fitted storage cupboard. Space for sofa seating and TV area.

PLAYROOM/SITTING ROOM

11' 8" x 7' 10" (3.56m x 2.39m) uPVC double glazed Georgian style patio doors leading out onto the rear garden. Radiator. Loft access. Wall lights.

STUDY

12' 9" x 6' 7" (3.89m x 2.01m) Feature vaulted ceiling with two Velux windows plus uPVC double glazed window to rear and French doors onto the rear patio. Door into the storage room.

STORAGE ROOM

16' 0" x 8' 2" (4.90m x 2.51m) Space and plumbing for washing machine and additional fridge/freezer. uPVC double glazed window to rear. Door to front porch and to study room. Loft access.

WC

Bespoke double basin vanity unit with fitted cupboard below. Fitted glass cabinets above with lighting. Low level WC. Radiator with towel heater. uPVC double glazed window to front. Fitted storage cupboard previously a shower. Spotlights.

FIRST FLOOR

LANDING

Feature quarter galleried landing with Georgian style uPVC double glazed window to rear. Doors to three bedrooms and the family bathroom. Airing cupboard with radiator and shelving. Loft access.

BEDROOM ONE

13' 10" x 10' 9" (4.24m x 3.28m) uPVC double glazed window to front. Built in cupboard. Radiator.

BEDROOM TWO

12' 5" x 10' 9" (3.81m x 3.30m) uPVC double glazed window to front. Built in single wardrobe. Radiator. TV point.

BEDROOM THREE

10' 2" x 8' 0" (3.12m x 2.46m) uPVC double glazed window to rear. Storage cupboard housing Worcester combination boiler. Radiator.

BATHROOM

7' 7" x 5' 6" (2.333m x 1.678m) uPVC obscure double glazed window to rear. Low level wc. Vanity unit with

inset wash hand basin with mixer tap and cupboard below. Panelled bath with shower attachment and tiled splashbacks. Laminate tile effect flooring. Radiator.

OUTSIDE

REAR GARDEN

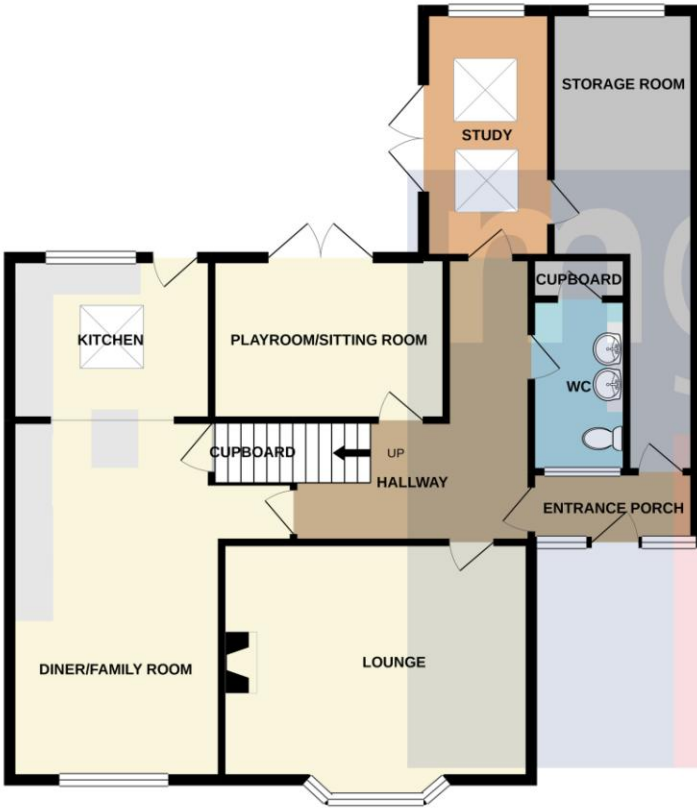
A landscaped rear garden with a

sunny aspect and surrounded by wooden fencing. Cotswold stone patio with steps and dwarf wall leading up to a further patio with water feature. Artificial lawn surrounded by attractive mature shrub planting areas. A decked sun area is located to the rear of the garden. Outside lighting.



FLOORPLANS

GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.

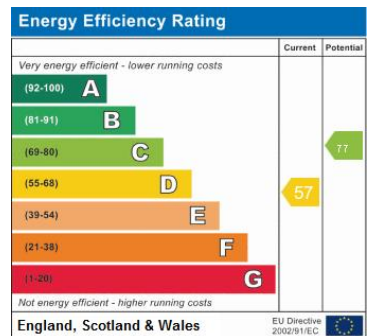


1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 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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