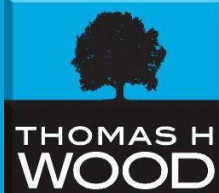




26 Windsor Avenue

Radyr, Cardiff, CF15 8BY



Guide Price £515,000

3 Bedrooms



A stunning three bedroom semi-detached property on a large corner plot with fabulous gardens on one of the finest residential roads in Radyr. Refurbished to the highest standards and beautifully appointed, this ideal family home offers generous accommodation throughout. Modern improvements include a fabulous open plan kitchen with Corian worktops, orangery, underfloor heating and a recently installed bathroom. Furthermore, the property is well placed for the highly regarded primary and secondary schools and within walking distance to Radyr village with its excellent amenities. Viewing is highly recommended to appreciate the quality of this exceptional home. **SOLD WITH NO ONWARD CHAIN**

ENTRANCE

Entered via an immaculate landscaped front garden with mature shrubs and plants with paved pathway to front door.

ENTRANCE HALLWAY

A light and airy entrance hallway entered via solid wood front door. Double glazed bay window overlooking the side gardens and glazed doors leading to the lounge and open plan kitchen. Italian porcelain tiled flooring with underfloor heating. Stairs rising to first floor.

LOUNGE

12' 8" x 3' 7" (3.877m x 1.104m) A spacious lounge with uPVC bay window overlooking the well-manicured front lawn. Electric effect wood burner and honed granite hearth, Italian porcelain tiled flooring with underfloor heating. Painted walls and smooth ceiling. TV and telephone points. Walls lights.

KITCHEN/BREAKFAST ROOM

17' 2" x 12' 7" (5.245m x 3.859m) A beautiful fitted modern kitchen with a wide range of wall and base units. A stunning central island with Corian worktops with one and a half bowl stainless steel sink unit. Integrated fridge, freezer, washing machine, tumble dryer and dishwasher. Integrated electric hob and oven. Cupboard housing 'Worcester' wall mounted central heating boiler. Italian porcelain tiled flooring with underfloor heating. Bi folding doors lead to the orangery, further door to the WC and garden room.



ORANGERY

9' 9" x 13' 6" (2.98m x 4.14m) A stunning room with bi folding doors from the kitchen with glazed roof lantern and a further set of bifold doors to the rear garden. This light and bright room has uPVC double doors leading to the decking area, floor to ceiling uPVC windows, radiator with TRV, chrome recess spotlights.

GARDEN ROOM

18' 11" x 9' 1" (5.771m x 2.771m) A versatile room that would lend itself to an excellent playroom or office. Currently used as a second reception room with lovely views of the side gardens. Three full height uPVC double glazed windows to side and rear plus window to side overlooking the side garden and driveway. Two radiators. TV point.

WC/CLOAKROOM

4' 9" x 2' 8" (1.451m x 0.833m) uPVC double glazed window to side. Modern suite to include low level WC and wall mounted wash hand basin. Porcelain tiled flooring. Extractor fan.

FIRST FLOOR

LANDING

The feature arch window floods the landing with lots of natural light. 'Axminster' Doors to the three bedrooms plus the family bathroom and shower room. Radiator. Loft access (boarded with lighting).

MASTER BEDROOM

11' 7" x 10' 3" (3.533m x 3.142m) A lovely master bedroom situated to the front of the property with feature uPVC double glazed window. Fitted wardrobes to one wall. Radiator. Telephone point.

BEDROOM TWO

11' 4" x 10' 9" (3.464m x 3.290m) To the rear of the property and overlooking the garden. Fitted wardrobes to one wall. uPVC double glazed window to front aspect. Radiator. TV point.

BEDROOM THREE

9' 2" x 8' 8" (2.808m x 2.645m) An excellent size third bedroom with uPVC double glazed window to front and side aspect. Fitted double wardrobe. Radiator. Telephone point.

FAMILY BATHROOM

13' 8" x 6' 2" (4.174m x 1.891m) A stunning four piece bathroom with free standing bathtub, large walk in shower with glazed screen and chrome mixer shower. Low level WC and wash hand basin vanity unit with chrome mixer tap. Tiled floors and partially tiled walls. uPVC window to side aspect and chrome towel rail.

BATH/SHOWER ROOM

8' 0" x 4' 3" (2.449m 8' 0" x 4' 3" (max) (2.449m x 1.299m) A modern bath/shower room with panelled space saving bath and rain shower over. Folding glass screen. Porcelain tiles to bath area plus sparkle porcelain tiles to floor. Vanity wash hand basin, fitted cupboard and mirror with light. Low level WC. radiator. Extractor fan.

OUTSIDE

FRONT

The imposing corner plot showcases the impressive, landscaped gardens with a variety of mature shrubs and hedges. Feature boundary sleepers. Paved pathway to front door with decorative tiled step.

SIDE

Laid to lawn with hedge border. Double driveway with gated access to rear garden. Garden shed. The driveway would allow for the construction of a detached double garage subject to planning.

REAR

The garden is beautifully landscaped with laid to lawn, flower beds and mature shrubs and hedges. Gated access to double driveway. Outside tap and light.

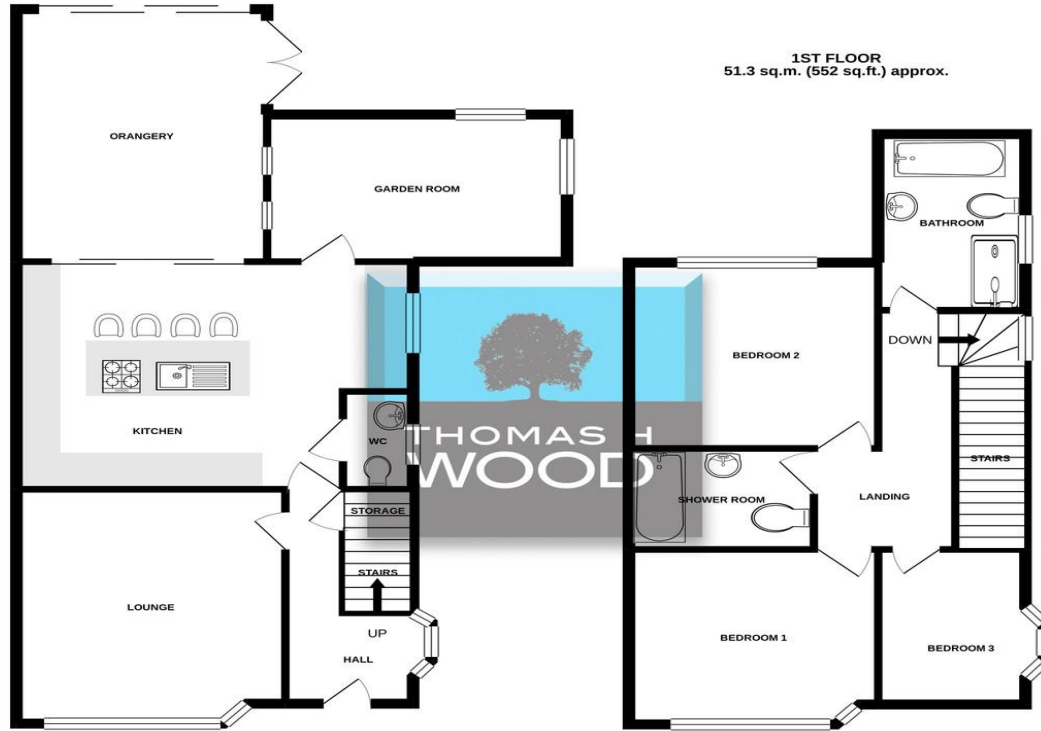
TENURE

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

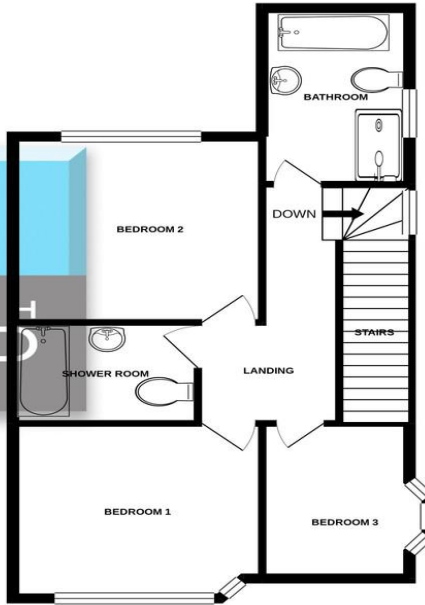
COUNCIL TAX Band E



GROUND FLOOR
74.1 sq.m. (797 sq.ft.) approx.



1ST FLOOR
51.3 sq.m. (552 sq.ft.) approx.



TOTAL FLOOR AREA : 125.4 sq.m. (1350 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	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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