

1 Heol Rufus,

Radyr, Cardiff, CF15 8GU



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£775,000



Detached House



Property Description

**** BEAUTIFUL FIVE DOUBLE BED DETACHED FORMER SHOW HOME ** DETACHED DOUBLE GARAGE **** An immaculately presented five double bedroom detached family home being the prestigious 'Highgate 5' Redrow built former show home, located in a desirable location being a short distance from local amenities. Entrance hall, cloakroom, lounge with feature fire place, study, large kitchen & breakfast room open plan with the newly built orangery with wood effect stove, utility room. To the first floor there are three double bedrooms, principal bedroom one with dressing room & spacious en-suite shower room, separate family bathroom with shower. To the second floor there are two further double bedrooms and a family shower room. Gas central heating, double glazing, fitted shutters to some primary windows. Spacious, sunny landscaped wrap-around rear gardens with patios and lawn. Keyblock driveway leading to the double garage. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,050 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 HALL

Approached via a composite front door with double glazed obscure glass window to open part, window to side of front door, staircase to first floor, understairs storage cupboard and radiator.

CLOAKROOM

White suite comprising low level W.C, wash hand basin, obscure glass window to side, tiled flooring, wall tiling to splash back areas, recessed spotlights and radiator.

LOUNGE

15' 10" x 12' 2" (4.84m x 3.72m)

An excellent sized principal reception with windows to front and side, shutters to front window, feature fireplace and radiator.

STUDY

9' 8" x 8' 5" (2.97m x 2.59m)

Aspect to front, inset shutters to window and radiator.

KITCHEN/DINER

23' 3" x 11' 1" (7.11m x 3.39m)

A delightful kitchen and dining room well appointed along three sides in sage green fronts beneath marble worktop surfaces, inset 2 bowl sink with worktop side drainer, insinkerator waste disposal unit, instant hot water tap, inset induction hob with extractor hood above, inset oven and grill, inset Microwave oven, integrated full size fridge, integrated full size freezer, integrated dishwasher, matching range of eye level wall cupboards, window to rear, a large breakfast island with inset storage and wine cooler, quality wood effect plank style tiled flooring, double panelled radiator, door to utility and large opening to orangery.

ORANGERY

15' 0" x 12' 6" (4.59m x 3.83m)

A superb orangery enjoying views over the rear garden and of open plan to the kitchen, folding doors to one side, fireplace recess with wood burning effect stove and marble style hearth, with low level storage and shelves to either side, two windows to side with built in shutters, central roof window lantern making an exceptionally bright reception, recess spotlights and vertical radiator.

UTILITY ROOM

With units to two side and worktop to one with inset stainless steel sink, plumbing for washing machine, space for tumble dryer, quality woodgrain

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effect plank style tiled flooring, window to side, door to rear garden, concealed logic gas central heating boiler and radiator.

FIRST FLOOR LANDING

Approached via an easy rising single flight staircase with spindle banister leading to the central landing area, airing cupboard housing the hot water cylinder, window to front, radiator and additional staircase to second floor.

BEDROOM ONE

13' 3" x 12' 2" (4.05m x 3.71m)

A good sized principal double bedroom overlooking the entrance approach, shutters to window, radiator and opening to the dressing room.

DRESSING ROOM

12' 2" x 7' 7" (3.71m x 2.32m)

Of open plan with principal bedroom, comprising three double fitted Hammonds wardrobes with sliding mirrored doors, radiator and door to ensuite.

ENSUITE

9' 10" x 6' 1" (3.01m x 1.87m)

Modern white suite comprising low level W.C, twin wash hand basins with storage below, large shower cubicle with overhead chrome shower, obscure glass window to rear, full wall tiling, tiled floor, extractor fan and chrome heated towel rail.

BEDROOM TWO

11' 9" x 10' 1" into wardrobes (3.60m x 3.09m)

Aspect to rear, a second double bedroom, Hammonds fitted wardrobes to one side and radiator.

BEDROOM THREE

11' 3" x 10' 1" into wardrobes (3.43m x 3.09m)

Overlooking the entrance approach, a third double bedroom, Hammonds wardrobes to one side and radiator.

FAMILY BATHROOM

Quality white suite comprising low level W.C, vanity wash basin with storage below, panelled bath with chrome shower above, full wall tiling, tiled floors, obscure glass window to rear, extractor fan,

recessed spotlights, electric shaver point and chrome heated towel rail.

SECOND FLOOR LANDING

Approached via an easy rising single flight staircase with spindle banister leading to the second floor landing, Velux window to rear pitch and radiator. Access to eaves storage.

BEDROOM FOUR

12' 8" x 12' 1" (3.88m x 3.70m)

With two Velux windows to rear pitch, a fourth double bedroom, radiator and access to large walk in storage cupboard with lighting.

BEDROOM FIVE/SITTING ROOM

13' 7" x 9' 7" (4.16m x 2.94m)

Aspect to front, a potential fifth double bedroom currently utilised as a sitting room/study, radiator.

SHOWER ROOM

White suite comprising low level W.C, vanity was hand basin with storage below, shower cubicle with chrome shower above, tiled flooring, wall tiling, extractor fan, electric shaver point and chrome heated towel rail.

OUTSIDE

REAR GARDEN

A beautifully presented, landscaped rear garden with paved patio leading onto a shaped area of lawn with inset beds of shrubs, enclosed by timber lap fencing and brick walls, outside tap, further large paved patio relaxation area, timber gate giving side access, outside lighting.

FRONT GARDEN

Area of lawn with inset shrubs, pathway to front door, wide and long keyblock driveway leading to the double garage.

DOUBLE GARAGE

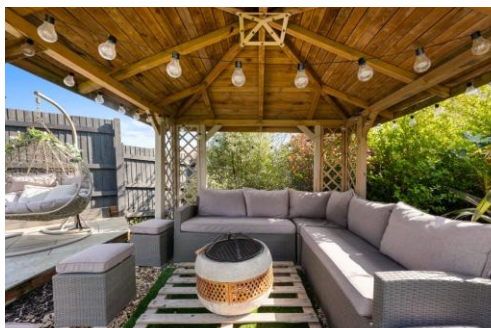
18' 6" x 18' 6" (5.65m x 5.65m)

Detached double garage with up and over access door, power, lighting and door to rear garden. Pull down ladder with storage to first floor level.

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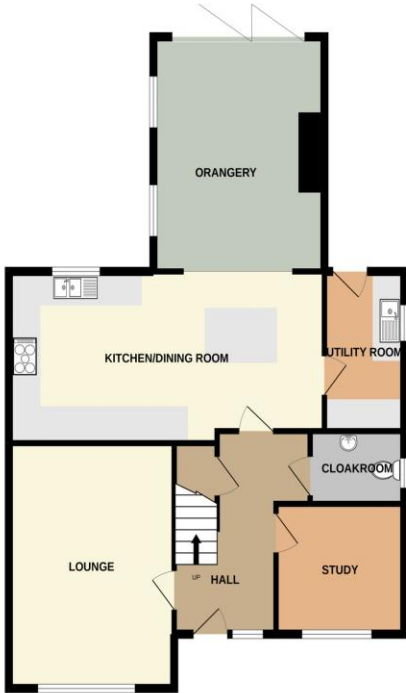


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GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.

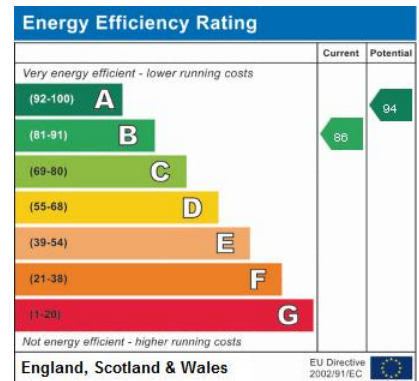


2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 2050 sq.ft. (190.4 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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