

# 15 St. Philbert Street

Radyr, Cardiff, CF15 8GW



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£575,000**



Detached Property

4

2

3

1

# Property Description

**\*\* BEAUTIFULLY PRESENTED MODERN FOUR BEDROOM DETACHED \*\* LARGE REAR GARDEN \*\* DETACHED GARAGE \*\***

A spacious and beautifully presented 'Cambridge' style Redrow built modern family home, located on the desirable modern development within the sought after area of Radyr being a short distance from local amenities. Entrance hall, cloakroom, large lounge, spacious kitchen/dining & family room with integrated appliances, utility room. To the first floor there are four bedrooms, principal with ensuite shower room and a separate family bathroom. Gas central heating, fitted 'Hammonds' wardrobes to bedrooms one & two, the property also benefits from a variety of added extras from new including quality flooring, fitted blinds and recessed spotlights. Larger than normal, west facing rear garden laid mainly to lawn, long rear garden leading to the detached garage. EPC Rating: B

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,365 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated on the much sought after Parc Plymouth development in the semi rural village of Radyr. Local amenities include a parade of shops, restaurant, golf and tennis clubs, doctors and dentist surgeries, train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

## ENTRANCE HALLWAY

Approached via a composite front door leading to the entrance hallway, staircase to first floor, window to front and radiator.

## CLOAKROOM

Spacious cloakroom with white suite comprising low level W.C, wash hand basin, window to front and radiator.

## LOUNGE

16' 6" x 12' 2" (5.03m x 3.73m)  
An excellent sized principal reception with window to front, radiator.

## KITCHEN/DINING/FAMILY ROOM

25' 6" x 12' 10" (7.79m x 3.92m)  
Appointed along two sides in shaker style panelled fronts beneath worktop surfaces, inset 1.5 bowl sink with side drainer, inset four ring 'AEG' gas hob

with curved glass cooker hood above, integrated 'AEG' oven and grill, integrated fridge freezer, space for dishwasher, matching range of eye level wall cupboards, ample space for large family dining table and large space for family seating relaxation area, double sliding doors with side windows leading to the delightful rear garden, quality wood plank effect tiled flooring, understairs storage cupboard, window overlooking rear garden from kitchen area, two radiators and door to utility room.

## UTILITY ROOM

6' 7" x 5' 8" (2.03m x 1.74m)  
Appointed along one side in panelled fronts beneath worktop surface, inset stainless steel sink with side drainer, plumbing for washing machine and space for tumble dryer, quality tiled flooring, concealed logic gas central heating boiler, door to side drive and radiator.

## FIRST FLOOR LANDING

Approached via an easy rising staircase with spindle banister leading to the central landing area, access to roof space and radiator.

## BEDROOM ONE

14' 0" x 12' 4" (4.28m x 3.77m)  
An excellent sized principal double bedroom with aspect to front, built in 'Hammonds' wardrobes to one side, radiator and access to ensuite.

15 St. Philbert Street,

Radyr, Cardiff, CF15 8GW

#### EN-SUITE SHOWER ROOM

Quality white suite comprising low level W.C, wash hand basin, double width shower cubicle with chrome shower, obscure glass window to side, tiled extractor fan, recessed spotlights and chrome heated towel rail.

#### BEDROOM TWO

13' 2" x 9' 2" (4.03m x 2.80m)

Overlooking the entrance approach, a second double bedroom, built in 'Hammond' wardrobes to one side and radiator.

#### BEDROOM THREE

10' 11" x 10' 0" (3.34m x 3.07m)

Overlooking the rear garden, a third double bedroom, radiator.

#### BEDROOM FOUR

9' 1" x 7' 6" (2.78m x 2.30m)

Aspect to rear, radiator.

#### FAMILY BATHROOM

10' 9" x 5' 9" (3.28m x 1.76m)

A sizeable family bathroom with white suite comprising low level W.C, wash hand basin, panelled bath with chrome shower above, swivel shower screen, obscure glass window to side, airing cupboard housing the hot water cylinder with shelving, electric shaver point, extractor fan and chrome heated towel rail.

#### OUTSIDE - REAR GARDEN

A delightful westerly facing rear garden being one of the largest and most level gardens on the estate, comprising paved patio leading onto an area of lawn, fully enclosed, outside tap and timber gate to side leading to driveway.

#### FRONT GARDEN

Decorative stones with inset shrubs and hedgerow, paved steps to front, long and wider than average driveway leading to garage. Timber gate to rear garden.

#### DETACHED SINGLE GARAGE

With up and over access door.

#### ADDITIONAL INFORMATION

Site service charge - Approx. £240 per annum - not payable yet as the site is still being developed.



15 St. Philbert Street,  
Radyr, Cardiff, CF15 8GW





15 St. Philbert Street,  
Radyr, Cardiff, CF15 8GW



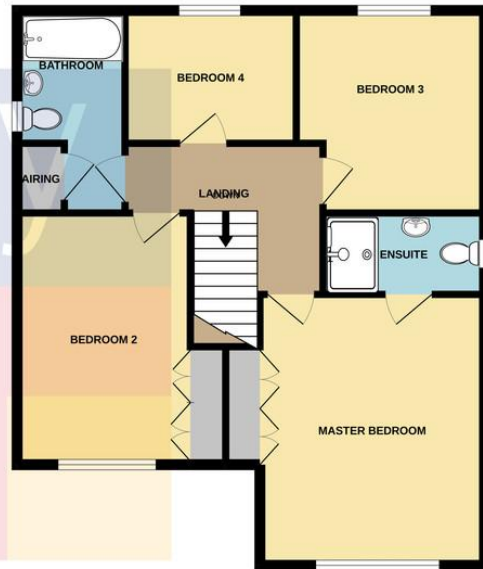
# 15 St. Philbert Street, St. Philbert Street

## Radyr, Cardiff, CF15 8GW

GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.

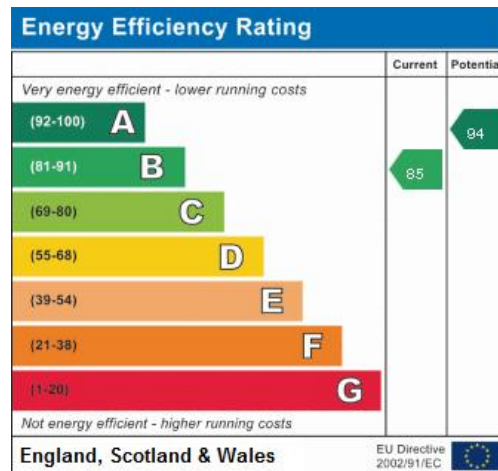


1ST FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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.  
Made with Metropix ©2022



**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.