

19 Heol Roald Dahl, Radyr, Cardiff, CF15 8GT



Estate Agents and
Chartered Surveyors

Asking Price Of

£715,000



Detached House

5

3

4

2

Property Description

**** BEAUTIFULLY PRESENTED FIVE DOUBLE BED DETACHED HOME ** DETACHED DOUBLE GARAGE ****

An exceptionally well presented five double bedroom detached family home being the prestigious 'Highgate 5' Redrow built family home, located in a desirable location being a short distance from local amenities. Entrance hall, cloakroom, lounge, large family sitting and dining room to the rear open plan with the modern fitted kitchen with integrated appliances, utility room and cloakroom. To the first floor there are three double bedrooms, principal bedroom one with dressing room & spacious ensuite 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. Private rear landscape garden with large decking area, with shrub boards leading to artificial lawn. Keyblock driveway leading to the double garage. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,059 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 with Radyr comprehensive school a two minute walk. There is also a train station and regular bus service to and from the city centre

ENTRANCE HALLWAY

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, LVT flooring, understairs storage recess and radiator.

LOUNGE

16' 6" x 11' 10" (5.03m x 3.63m)

An excellent sized principal reception with window to front, shutters to front, plantation shutters to kitchen, radiator.

FAMILY SITTING/DINING ROOM

21' 11" x 15' 1" (6.70m x 4.60m)

An excellent sized open plan family room offering family relaxation and dining area being open plan to the kitchen. With double sliding doors leading to the rear decking, additional window to rear, LVT flooring, opening to dining room, door to utility room, understairs storage cupboard, recessed spotlights and radiator.

KITCHEN

12' 5" x 10' 2" (3.81m x 3.11m)

Well appointed along three sides in light panelled fronts beneath granite worktop surfaces, inset two bowl stainless steel sink with worktop side drainer, inset six ring AEG gas hob with curved glass cooker hood above, two AEG fitted ovens, two integrated fridge freezers, integrated AEG dishwasher, matching range of eye level wall cupboards, LVT flooring, recessed spotlights, glass upgraded splashback areas, window to front, radiator and open plan with family room.

UTILITY ROOM

7' 1" x 6' 8" (2.17m x 2.05m)

With units to one side and worktop to one with inset stainless steel sink, plumbing for washing machine, space for tumble dryer, LVT flooring, door to rear garden, concealed logic gas central heating boiler and radiator. Door to cloakroom.

CLOAKROOM

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

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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. Fitted plantation shutters.

BEDROOM ONE

13' 3" x 12' 2" (4.06m x 3.71m)

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

DRESSING ROOM

12' 1" x 7' 11" (3.70m x 2.43m)

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

EN-SUITE SHOWER ROOM

Modern white suite comprising low level W.C, twin wash hand basins, large shower cubicle with overhead chrome shower, obscure glass window to rear, wall tiling to splash back areas, cream white large floor tiles, extractor fan and chrome heated towel rail. Spotlights to ceiling.

BEDROOM TWO

11' 9" x 10' 2" (3.59m x 3.10m)

Aspect to rear, a second double bedroom, radiator.

BEDROOM THREE

11' 2" x 10' 2" (3.41m x 3.10m)

Overlooking the entrance approach, a third double bedroom, radiator. Fitted plantation shutters.

FAMILY BATHROOM

7' 11" x 6' 2" (2.43m x 1.88m)

Quality white suite comprising low level W.C, wash hand basin, panelled bath with chrome shower above, wall tiling to splashback areas, 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

14' 2" x 12' 1" (4.34m 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

13' 8" x 9' 3" (4.18m x 2.83m)

Aspect to front, a fifth double bedroom, radiator.

SHOWER ROOM

White suite comprising low level W.C, wash hand basin with, shower cubicle with chrome shower above, luxury vinyl flooring, wall tiling to splash back areas, extractor fan, electric shaver point and chrome heated towel rail. Spotlights to ceiling.

OUTSIDE - REAR GARDEN

A well presented landscaped rear garden split over two levels mainly artificial lawn and full width decked patio area. Private sitting area with feature pergola, hot tub included. Boundary fence. Outside tap. External lighting and power points. Gated access to driveway and double garage. Electric car charging point.

FRONT GARDEN

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

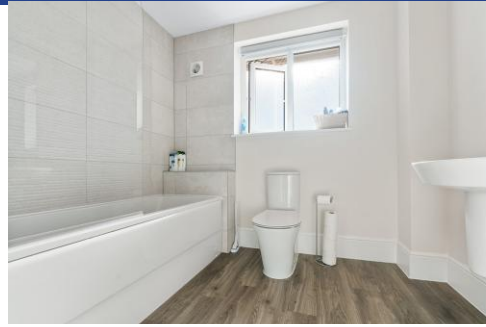
DOUBLE GARAGE

Detached double garage with an electric up and over door with remote control, power and lighting.

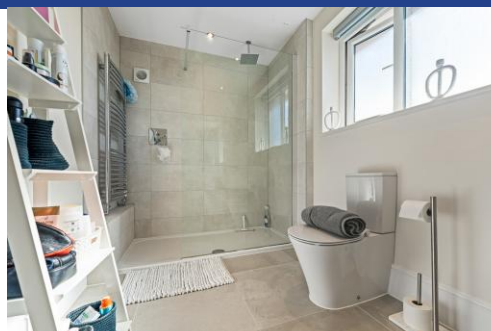
ADDITIONAL INFORMATION

Site management fee of approx. £240 per annum.

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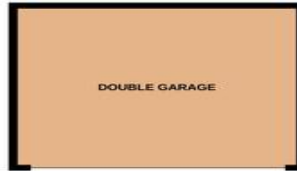


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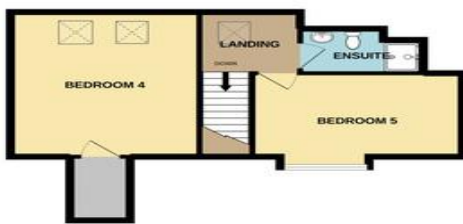
GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



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



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



TOTAL FLOOR AREA : 2059 sq.ft. (191.2 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		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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