

5 Woodfield Avenue,  
Radyr, Cardiff, CF15 8EF



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

£399,950



Semi-Detached Property

3

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# Property Description

**\*\* SUPERB THREE BEDROOM SEMI DETACHED FAMILY HOUSE \*\* SOUGHT AFTER AREA \*\*** A beautifully presented three bedroom semi detached family house in a cul-de-sac location in the heart of Radyr. Entrance porch, hallway, bright lounge, kitchen and dining room with french doors to the rear garden. To the first floor there are three bedrooms and a newly fitted family bathroom. Gas central heating (new combi boiler fitted approx. 12 months ago). Low maintenance tiered paved patio rear garden, former garage/storage, lawned front garden and long driveway. EPC Rating: C

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 926 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 PORCHWAY

Double opening french doors leading to the entrance porchway.

## ENTRANCE HALLWAY

Approached via a uPVC double glazed entrance front door leading to the spacious hallway, staircase to first floor, understairs storage, laminate flooring and radiator.

## LOUNGE

13' 2" x 13' 1" (4.03m x 4.01m)

An excellent sized principal reception with large window to front, feature fireplace with brick effect heart and wood mantle above, laminate flooring and radiator.

## KITCHEN AND DINING ROOM

20' 7" x 10' 5" (6.28m x 3.19m)

Well appointed along three sides in grey coloured matt finish fronts with chrome bar handles beneath round nosed worktop surfaces, inset stainless steel sink with side drainer, inset four ring gas hob with circulating hood above with oven below, integrated microwave, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, space for fridge freezer, ample space for large family dining table, french doors to rear garden, window to rear and window to side.

## CLOAKROOM

Accessed from the outside. Low level wc, wall mounted combi gas central heating boiler. Tiled flooring.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space and window to side.

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## BEDROOM ONE

13' 3" x 11' 6"(max) (4.04m x 3.51m)

Overlooking the lawned front garden, a good sized principal double bedroom, fitted wardrobes to one side, laminate flooring and radiator.

## BEDROOM TWO

13' 3" x 10' 5" (4.05m x 3.19m)

Overlooking the rear garden and woodlands beyond, a second double bedrooms, fitted wardrobes to one side, laminate flooring and radiator.

## BEDROOM THREE

8' 10" x 8' 9" (2.71m x 2.67m)

Aspect to front, a good sized third bedroom with fitted wardrobe, bed recess with over head storage, fitted desk and drawers, laminate flooring and radiator.

## FAMILY BATHROOM

6' 10" x 6' 4" (2.10m x 1.94m)

Newly fitted bathroom (approx 6 months) comprising low level wc, vanity wash basin with storage below, p-shaped bath with twin head chrome shower above, shower screen, acrylic stone effect panelling to splashback areas, obscure glass window to rear and radiator.

## OUTSIDE

### REAR GARDEN

An excellent sized and low maintenance rear garden with 3 tiers of paved patio, inset beds of plants and shrubs, enclosed by timber fencing, two timber built storage sheds and access to the former garage. Double opening timber gates to side, outside lighting and outside tap.

### FORMER GARAGE/STORAGE

16' 7" x 8' 5" (5.07m x 2.58m)

A versatile storage space being the former garage, currently utilitied for storage or home gym. Power and lighting. Accessed via an aluminium framed door with matching side window, additional window to rear. (It should be noted that the front door and frame could be easily removed to reinstate the a garage door, subject to requirement).

### FRONT GARDEN

Lawned front garden with plants and shrubs to borders, long driveway to side with parking for approx 3 cars.

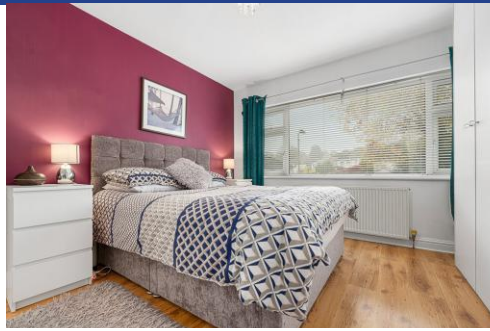


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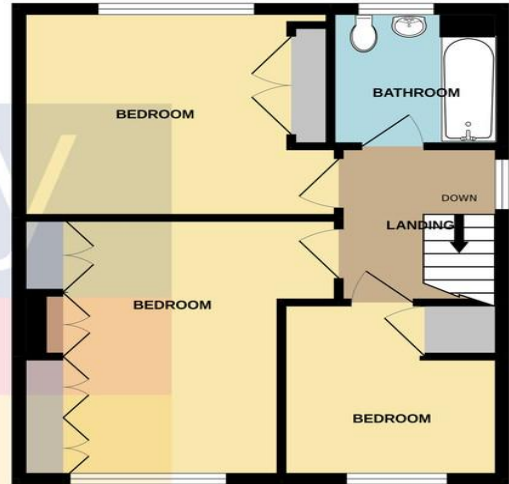


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GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.

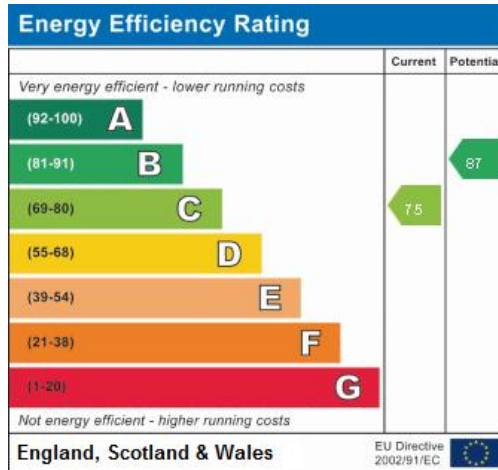


1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.1 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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