

# 82 Heol Isaf, Radyr, Cardiff, CF15 8EA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£625,000**



Semi-Detached House



# Property Description

**\*\* SUPERB FOUR BEDROOM SEMI-DETACHED HOME IN SPACIOUS PLOT \*\* WITH STUNNING LOFT CONVERSION \*\* VIEWS \*\*** Set back off Heol Isaf within a beautiful, spacious plot, is this extended four bedroom semi-detached family home. The property is recently extended into the loft to create a stunning principle bedroom with modern en-suite, fitted wardrobes and Velux balcony. The accommodation briefly comprises; entrance porch, hallway, lounge, sitting/dining room, kitchen/breakfast room and WC to the ground floor. Three bedrooms and family bathroom to the first floor with stairs to second floor leading to bedroom one. Superb views. Spacious plot and driveway. Landscaped rear garden. EPC Rating D

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,708 sq. ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

## ENTRANCE

Entered via large driveway with steps to front porch and garden. uPVC double glazed door into porch.

## PORCH

6' 5" x 4' 5" (1.977m x 1.371m)  
uPVC double glazed window overlooking the front garden and beyond. Hanging space for cloaks. Tiled flooring. Original front door into hallway.

## HALLWAY

Original wood block flooring. Turning staircase to first floor with understairs cupboard. Radiator. Doors to lounge sitting room kitchen/dining room and WC. Feature beam ceiling and picture rail.

## SITTING/DINING ROOM

13' 11" x 11' 5" (4.258m x 3.492m)  
Feature uPVC double glazed bay window overlooking the front garden. Fitted shelving and decorative cupboards to both sides of the fireplace with inset gas effect stove. Radiator. Beamed ceiling and picture rail.

## LOUNGE

14' 11" x 11' 11" (4.560m x 3.636m)  
Feature Adam style fireplace and slate hearth. Attractive uPVC double glazed French doors with matching side panels to courtyard. Original wood block flooring. Decorative coving and picture rail. Radiator.

## KITCHEN/BREAKFAST ROOM

22' 0" x 12' 5" (6.731m x 3.801m)  
A useful family space with kitchen comprising feature electric three oven Aga with spotlights. A wide range of base and eye level units including Belfast sink and granite work surfaces. Plumbed for a dishwasher. Utility cupboard housing washing machine and dryer. Wall mounted combi central heating boiler. Space for a fridge/freezer. Vaulted ceiling. uPVC double glazed window and door leading out to the rear garden. Ceramic tiled flooring. Spotlights. To the dining area you will find a uPVC double glazed box bay window with superb views. Fitted cupboards and original wood block flooring. Space for a large table and chairs.

## WC

Low level WC, pedestal wash hand basin, original wood block flooring. Electric heater. Window to front. Beamed ceiling and picture rail.

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#### FIRST FLOOR

##### LANDING

Feature stained glass window with secondary glazing. Quarter galleried landing. Picture rail. Doors to the three bedrooms plus a large family bathroom. Stairs to second floor.

##### BEDROOM TWO

13' 9" x 11' 11" (4.208m x 3.641m)

Two fitted double wardrobes with cupboards and vanity area. uPVC double glazed window overlooking the rear gardens. Radiator. Picture rail.

##### BEDROOM THREE

13' 11" x 10' 3" (4.253m x 3.133m)

Feature uPVC double glazed bay window to front aspect with superb views. Two fitted double wardrobes to one wall. Radiator. Picture rail.

##### BEDROOM FOUR

9' 8" x 8' 11" (2.955m x 2.718m)

uPVC double glazed window to the rear. Picture rail. Radiator. Wood effect flooring.

##### FAMILY BATHROOM

10' 2" x 6' 3" (3.116m x 1.919m)

uPVC double glazed window to side. Panelled bath and shower attachment. Fitted corner shower with rain head shower. Low level wc. Pedestal wash hand basin. Modern tiles to walls and flooring. Underfloor heating. Designer radiator with towel rail. Spotlights.

#### SECOND FLOOR

##### LANDING

Door to master bedroom. Storage into eaves. Double glazed Velux window to front.

##### MASTER BEDROOM

15' 0" x 11' 1" (4.58m x 3.40m)

A beautifully presented principle bedroom with feature exposed brick chimney breast. Fitted Sharps wardrobes with additional storage into eaves. Double glazed Velux window to front and Velux balcony window and window to rear with fitted blackout blinds. Radiator. Small loft store. Door to:

##### ENSUITE

8' 2" x 5' 9" (2.51m x 1.76m)

A tastefully designed suite to include fully tiled walls and floor. Fitted low level WC, floating vanity enclosed wash hand basin and walk-in shower with rainfall shower head and handheld attachment. Spotlights and extractor fan. Towel radiator. Double glazed below window to rear.

##### OUTSIDE

##### FRONT GARDEN

A manicured front garden surrounded by original stone walling and mature hedge. Cotswold stone steps lead up to the front door and lawn.

##### SIDE GARDENS

This extra space comprises a large driveway with parking for many cars. Decorative planting area framing the side of the house plus a large lawned garden with laurel borders and a range of fruit trees (apple, pear and plum). Wall and wrought iron gate lead to the rear gardens. Outside light and power. Water tap.

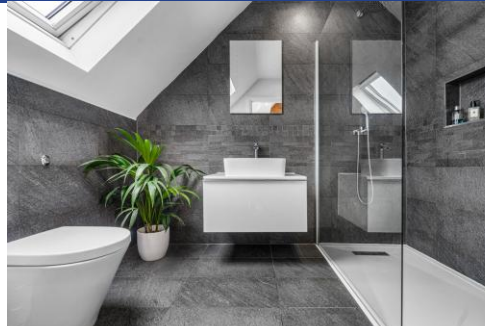
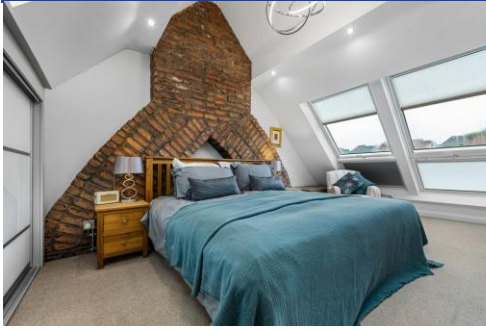
##### REAR GARDENS

South facing, landscaped rear garden to include courtyard area with circular patio leading onto the main patio area. Steps lead up to a further lawn with rockery and planting areas surrounded by mature shrubs, trees, fencing and brick walls. Vegetable patch to the rear of the garden. Garden shed. Outside lighting. Electric points.

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TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

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



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