

5 Dol Isaf,

Radyr, Cardiff, CF15 8HF



Estate Agents and
Chartered Surveyors

Asking Price Of

£395,000



Town House

4

3

4

1

Property Description

**** FOUR BEDROOM END TERRACE FAMILY HOUSE
** NO CHAIN **** Modern and well proportioned four bedroom end terrace family town house with versatile accommodation over three floors. Entrance hallway, ground floor shower room, large ground floor bedroom with french doors to the rear garden. To the first floor is a large lounge and diner, modern fitted kitchen and cloakroom. To the second floor are three good sized bedrooms, principal ensuite shower room and a separate family bathroom. Gas central heating. Double glazing. Enclosed rear garden, keyblock driveway leading to garage. EPC Rating: B

Tenure Freehold

Council Tax Band F

Floor Area Approx 1371 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

19' 1" x 6' 3" (5.83m x 1.92m)
Approached via a composite front door with window to side of door leading to the spacious entrance hallway, staircase to first floor, under stairs storage recess and radiator.

SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle, extractor, wall tiling to splash back areas and radiator.

BEDROOM TWO

17' 1" x 8' 10" (5.23m x 2.70m)
An excellent sized double bedroom. With french doors to the rear, additional window to rear, vinyl flooring and radiators.

FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase leading to the large landing area, radiator, windows to both front and side and staircase to second floor.

CLOAKROOM

White suite comprising low level wc, wash hand basin, extractor fan, vinyl flooring and radiator.

LOUNGE/DINER

17' 2" x 14' 0" (5.25m x 4.27m) max
An excellent sized family lounge and diner with two windows to rear, two radiators and built in storage cupboard.

KITCHEN

11' 9" x 9' 6" (3.59m x 2.92m)
Modern fitted kitchen well appointed along three sides in white high gloss fronts beneath square edge laminate worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob with cooker hood above, integrated 'Zanussi' oven, matching range of eye level wall cupboards, space for dishwasher and fridge freezer, plumbing for washing machine, wall mounted ideal logic gas central heating boiler, Juliet tilt and turn style window, vinyl flooring and radiator.

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SECOND FLOOR LANDING

Approached via a single flight staircase leading to the central landing area, access to roof space and airing cupboard housing the hot water cylinder.

BEDROOM ONE

13' 4" x 11' 10" (4.08m x 3.62m)

A good sized principal bedroom with Juliet style tilt and turn window to front, radiator and door to ensuite shower room.

EN-SUITE SHOWER ROOM

7' 1" x 5' 6" (2.17m x 1.69m)

Modern white suite comprising low level wc, wash hand basin, double width shower cubicle, window to front, extractor fan, vinyl flooring, wall tiling to splash back areas and radiators.

BEDROOM THREE

11' 0" x 10' 2" (3.36m x 3.11m)

Aspect to rear, a third double bedroom, radiator.

BEDROOM FOUR

10' 3" x 6' 8" (3.13m x 2.05m)

Overlooking the rear garden, a good sized fourth bedroom, radiator.

FAMILY BATHROOM

6' 9" x 6' 1" (2.08m x 1.87m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with chrome twin head shower above, wall tiling to splash back areas, electric shaver point, vinyl flooring and radiator.

OUTSIDE

REAR GARDEN

Paved patio area leading to tiered area, gate to side and outside tap. Rear garden offers potential and is a blank canvas.

FRONT GARDEN

Paved pathway to front and wide key block driveway.

GARAGE

18' 2" x 9' 9" (5.56m x 2.99m)

With up and over access door, power and lighting.

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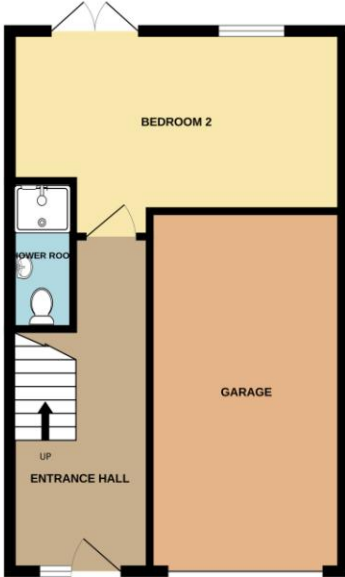


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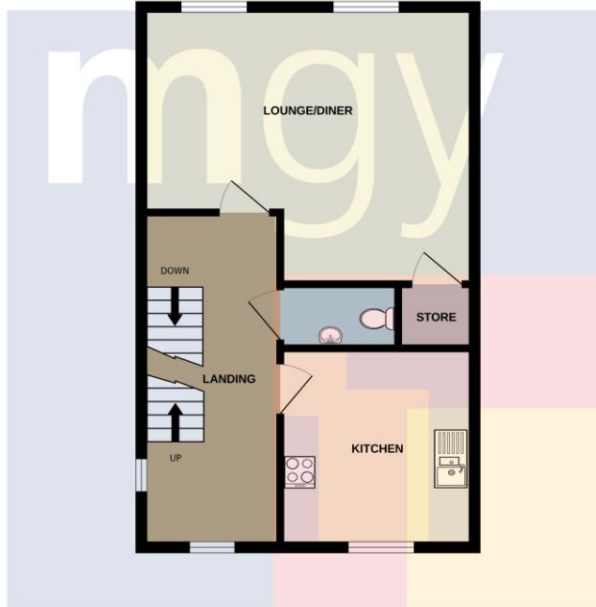


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GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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