

36 Hazel Tree Close, Radyr, Cardiff, CF15 8RS



Estate Agents and
Chartered Surveyors

Asking Price Of

£379,950



Detached House



Property Description

**** THREE BEDROOM DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION **** A well proportioned and positioned three bedroom detached family home in the choice location of Radyr, being close to local amenities, transport links and well regarded schools. Entrance porch, entrance hallway, cloakroom, bay fronted lounge, dining room and kitchen with wood work units and blue stone work surface above. To the first floor are three good sized bedrooms and a modern family bathroom with shower above. Gas central heating. Lawned rear garden, brick built storage. Large paved forecourt and keyblock driveway leading to garage. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx 1171 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Amenities include a parade of shops, restaurant, doctors and dentist surgery, library, golf and tennis clubs, two primary schools and a comprehensive school, church and train station.

ENTRANCE PORCH

Approached via a wood panelled entrance door leading to the entrance porchway, tiled flooring.

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the entrance hallway, staircase to first floor, tiled flooring and radiator.

CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below, window to front and tiled flooring.

LOUNGE

16' 7" x 12' 5" (into bay) (5.07m x 3.79m)

A good sized principal reception with bay fronted window, oak wood flooring, radiator and opening to dining room.

DINING ROOM

10' 11" x 9' 10" (3.35m x 3.00m)

Overlooking the delightful rear garden, oak wood flooring, ample space for large dining table and radiator. Opening to kitchen.

KITCHEN

Delightful fitted kitchen with freestanding units with Blue stone worktop surfaces above, space for range style cooker with curved glass cooker hood above, space for American style fridge freezer, under stairs storage, window overlooking the rear garden and tiled flooring.

REAR LOBBY

Covered lobby opening to garden, doors to kitchen and storage.

STORAGE

4' 11" x 4' 10" (1.51m x 1.48m)

Storage of single skin construction with window to rear.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space, tiled flooring, window to side, airing cupboard housing radiator and Worcester combi gas central heating boiler.

BEDROOM ONE

13' 11" x 10' 11" (4.26m x 3.33m)

Overlooking the entrance approach and green area beyond, a good sized principal bedroom, laminate flooring, radiator and built in wardrobe with hanging rail and shelving.

BEDROOM TWO

12' 7" x 10' 10" (3.84m x 3.32m)

Overlooking the delightful rear garden, a second double bedroom, built in wardrobe with hanging rail and shelving, laminate flooring and radiator.

BEDROOM THREE

10' 4" x 8' 1" (3.16m x 2.47m)

Aspect to front, a good sized third bedroom, built out wardrobe with hanging rail and shelving, laminate flooring and radiator.

FAMILY BATHROOM

6' 9" x 5' 4" (2.08m x 1.64m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with twin head shower above, swivel shower screen, tiled splashback, tiled flooring, obscure glass window to rear, extractor fan and radiator.

OUTSIDE

REAR GARDEN

Laid mainly to lawn and enclosed by timber fencing.

FRONT GARDEN

Large paved front forecourt extending to the side. Keyblock driveway leading to garage.

GARAGE

17' 9" x 8' 2" (5.42m x 2.50m)

With up and over access door, power and lighting. Plumbing for washing machine. Cold water tap.

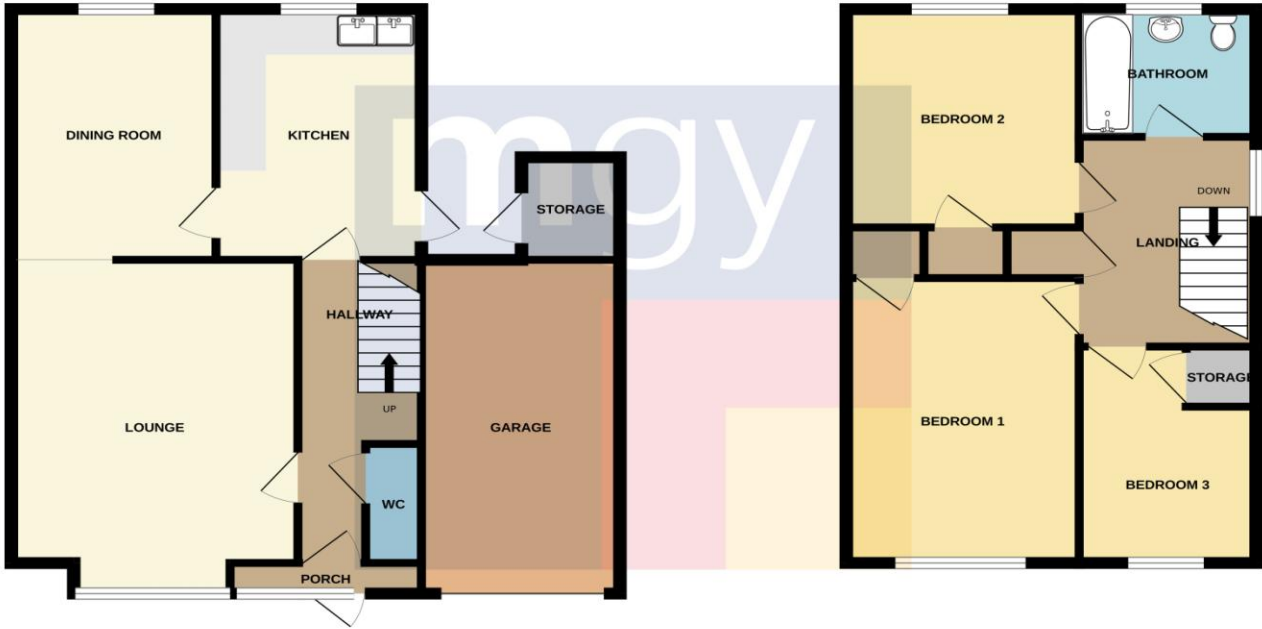
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GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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