

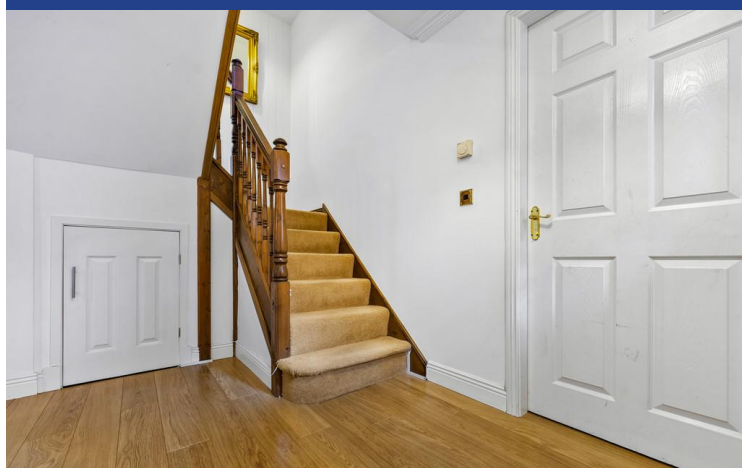
3 Clos Tylaway, Radyr, Cardiff, CF15 8DU



Estate Agents and
Chartered Surveyors

Asking Price Of

£625,000



Detached Property

5

3

4

2

Property Description

**** LARGE FIVE BEDROOM DETACHED ** SOUGHT AFTER RADYR LOCATION FRONTING WOODLAND ** NO CHAIN **** A exceptionally spacious five bedroom detached family house over three floors, situated in the sought after area of Radyr fronting onto woodlands. Large entrance hallway, cloakroom, spacious lounge, sitting/playroom, kitchen with central island opening to garden room. To the first floor is a principal bedroom with ensuite shower room, two further bedrooms and a family bath and shower room. To the second floor are two further double bedrooms and a Jack and Jill ensuite shower room. Gas central heating, double glazing and fitted wardrobes. Delightful low maintenance rear garden with timber garden studio, wide and long driveway leading to the double garage. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band H

Floor Area Approx 1913 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 HALLWAY

10' 9" x 10' 6" (3.29m x 3.22m)

Approached via a panelled entrance doorway leading to the spacious entrance hallway, staircase to first floor, laminate flooring, under stairs storage cupboard and radiator.

CLOAKROOM

Comprising low level wc, wash hand basin, wall tiling to half height, window to front, laminate flooring and radiator.

LOUNGE

20' 4" x 11' 4" (6.22m x 3.46m)

A large principal reception with window to front and double opening doors to garden room. Two radiators.

PLAY OR SITTING ROOM

11' 4" x 9' 1" (3.46m x 2.77m)

Overlooking the front, opening to kitchen and radiator.

KITCHEN

14' 5" x 14' 0" (4.41m x 4.28m)

Well appointed along three sides in wood grain panelled front beneath worktop surfaces, inset 1.5 bowl sink with side drainer, inset 4 ring gas hob, plumbing for washing machine, space for fridge freezer, inset oven, central central island with wooden worktop breakfast bar, tiled splashback, french doors to rear garden, two windows to rear pitch, open plan to garden room. Radiator.

GARDEN ROOM

17' 9" x 8' 7" (5.42m x 2.64m)

Overlooking the delightful rear garden, double opening french doors, two velux windows to rear pitch, radiator. Ample space for family dining and seating area.

UTILITY ROOM

6' 10" x 5' 11" (2.09m x 1.81m)

Units and worktops to one side, inset sink with side drainer, wall mounted worcester gas central heating boiler, radiator.

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FIRST FLOOR

LANDING

10' 9" x 6' 7" (3.29m x 2.03m)

Approached via a full turning staircase leading to the large central landing area, overlooking woodland to the front, radiator, inner landing with a range of fitted storage cupboards and shelving and airing cupboard housing the hot water cylinder.

BEDROOM ONE

14' 1" x 11' 4" (4.30m x 3.47m)

An excellent sized principal reception with aspect to front overlooking the woodlands, two double fitted wardrobes, radiator and door to ensuite.

ENSUITE SHOWER ROOM

Comprising low level wc, wash hand basin, large shower cubicle, wall tiling to splash back areas, electric shaver point, window to rear, extractor fan and radiator.

BEDROOM FOUR

11' 2" x 9' 0" (3.41m x 2.76m)

A fourth double bedroom with window to rear, fitted wardrobe, adjoins door to bedroom five.

BEDROOM FIVE

8' 11" x 6' 9" (2.74m x 2.07m)

Aspect to front, radiator.

FAMILY BATH AND SHOWER ROOM

A sizeable bathroom comprising low level wc, wash hand basin, panelled bath with shower mixer tap, shower cubicle, electric shaver point, window to rear and radiator.

SECOND FLOOR

LANDING

10' 10" x 6' 9" (3.31m x 2.06m)

Approached via a full turning staircase leading to the spacious landing area, window to front and radiator. Large storage cupboard.

BEDROOM TWO

16' 11" x 11' 4" (5.18m x 3.47m)

An excellent sized second bedroom with windows to front and side, two double built in wardrobes and door to Jack & Jill shower room.

BEDROOM THREE

16' 11" x 9' 0" (5.18m x 2.75m)

With windows to two aspects, an excellent third double bedroom, two double wardrobes, radiator and door to Jack and Jill ensuite shower room.

JACK AND JILL ENSUITE SHOWER ROOM

10' 9" x 5' 10" (3.29m x 1.80m)

Comprising low level wc, wash hand basin, shower cubicle, wall tiling to splash back areas, electric shaver point, radiator and velux window to rear pitch.

OUTSIDE

REAR GARDEN

A good sized rear garden of low maintenance, paved patio and artificial lawn with raise flower beds. Outside timber construction garden studio.

FRONT GARDEN

Approached via a low level entrance gate with brick side pillars and low level wall leading to the front garden, area of decorative stone and neat plant beds, front decked seating area looking onto the woodlands, timber gate to side leading to rear garden.

DOUBLE GARAGE

16' 11" x 16' 7" (5.18m x 5.06m)

With twin up and over access doors, power and lighting.

DRIVEWAY

Wide and long driveway with parking for approx 4 cars.

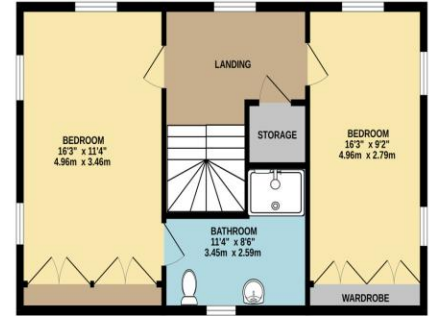
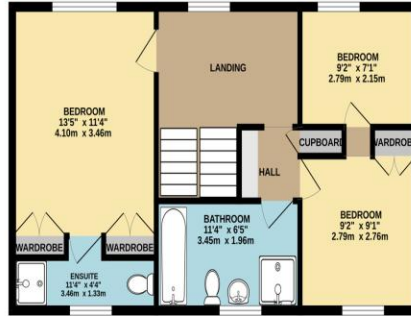
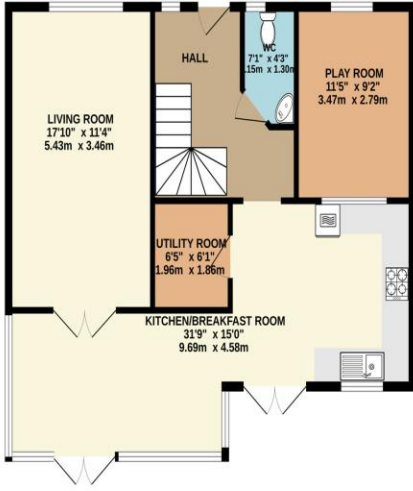
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TOTAL FLOOR AREA : 1913 sq.ft. (177.7 sq.m.) approx.

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		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

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