

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



Estate Agents and
Chartered Surveyors

Asking Price Of

£395,000



Detached House



Property Description

**** FOUR BEDROOM DETACHED ** SOUGHT AFTER LOCATION**

**** A well proportioned four bedroom detached family home in the sought after area of Radyr. Entrance porch, entrance hallway, cloakroom, lounge opening to dining room, neat fitted kitchen. To the first floor are four bedrooms, all with a built in wardrobe, family shower room. Gas central heating. Delightful low maintenance paved rear garden, driveway to front. NO CHAIN. EPC rating: D**

Tenure Freehold

Council Tax Band G

Floor Area Approx 1350 sq ft

**Viewing Arrangements
Strictly by appointment**

BEDROOM TWO

12' 7" x 11' 10" (3.86m x 3.62m)

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

BEDROOM THREE

11' 6" x 7' 4" (3.53m x 2.25m)

Aspect to rear, a third double bedroom, built in double wardrobe and radiator.

BEDROOM FOUR

8' 6" x 8' 5" (2.61m x 2.59m)

Aspect to front, built in wardrobe and radiator.

FAMILY SHOWER ROOM

6' 11" x 5' 4" (2.11m x 1.64m)

White suite comprising low level wc, wash hand basin, disability shower cubicle with electric shower, window to side, wall tiling and radiator.

OUTSIDE

REAR GARDEN

A delightful rear garden of low maintenance comprising paved patio and decorative stone area, neat beds of plants and shrubs, summer house and paved pathway to side leading to gate giving access to front.

FRONT GARDEN

Inset plants and shrubs, driveway leading to garage.

GARAGE

Integral garage with up and over access door.

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 PORCH

Large entrance porch approached via a patio door, tiled flooring and door to entrance hallway.

ENTRANCE HALLWAY

14' 9" x 7' 0" (4.50m x 2.15m)

Approached via a wood entrance door with obscure glass windows to upper and lower parts, a good sized entrance hallway with stairs to first floor, under stairs storage cupboard and radiator.

CLOAKROOM

Comprising low level wc, wash hand basin, tiled flooring and radiator.

LOUNGE

14' 3" x 11' 10" (4.35m x 3.62m)

Overlooking the attractive front garden, a good sized principal reception, radiator and double sliding doors to dining room.

DINING ROOM

11' 10" x 8' 11" (3.62m x 2.73m)

Looking onto the rear garden, wood flooring, ample space for large family dining table, radiator and sliding door to kitchen.

KITCHEN

15' 11" x 8' 5" (4.87m x 2.57m)

Units and worktops to two sides, inset two and a half bowl sink, wall units, window overlooking the rear garden, ideal Mexico 2 floor mounted gas central heating boiler. Door to inner lobby.

INNER BODY

With door to side, kitchen and garage.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space and airing cupboard housing the hot water cylinder with shelving.

BEDROOM ONE

16' 3" x 10' 7" (4.96m x 3.24m)

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

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GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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