

77 Heol Isaf,
Radyr, Cardiff, CF15 8DW



Estate Agents and
Chartered Surveyors

Asking Price Of

£615,000



Semi-Detached Property



Property Description

**** BEAUTIFULLY PRESENTED TRADITIONAL FOUR BEDROOM SEMI DETACHED ** GARAGE ** NO CHAIN **** A beautifully presented & spacious traditional four bedroom semi detached family home in the heart of Radyr, close to local amenities and transport links. Large entrance hallway with wood block flooring, bay fronted lounge, spacious sitting room with original tiled flooring and bay window to side, dining room opening to the newly fitted kitchen with integrated appliances, rear lobby with access to cloaks/utility room. To the first floor are four bedrooms and an exceptionally large modern bath and shower room with freestanding bath and double width shower. Gas central heating (boiler approx. 3 years old), upvc double glazing (approx 3 years old). Large rear garden comprising paved patio and artificial lawn, long and wide driveway to front providing parking for number cars and leading to garage. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,817 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 PORCHWAY

With original black and white square tiled flooring.

ENTRANCE HALLWAY

12' 2" x 9' 4" (3.73m x 2.85m)

Approached via a panelled composite entrance door with inset stain glass window to upper part leading to the spacious entrance hallway, double glazed stain glass window to front, staircase to first floor, understairs storage cupboard, original panelled walls, quality herringbone style wood flooring and radiator.

LOUNGE

15' 1" x 11' 11"(into bay) (4.60m x 3.65m)

A good sized principal bay fronted reception with feature brick effect fireplace with inset living flame coal effect gas fire, quality herringbone effect wood flooring and radiator.

SITTING ROOM

14' 9" x 14' 7" (into side bay)(4.52m x 4.46m)

A good sized second reception with square bay window to side, feature fireplace recess, original tiled flooring and radiator.

DINING ROOM

14' 1" x 11' 11" (4.31m x 3.65m)

An excellent sized family dining room open plan with the kitchen, feature gas fireplace with original hearth and surround, travertine flooring, ample space for large family dining table and radiator.

KITCHEN

17' 0" x 9' 8" (5.19m x 2.97m)

Well appointed along four sides in light grey woodgrain effect panel shaker fronts beneath quartz worktop surfaces, inset 1.5 bowl sink with side drainer, inset five ring gas hob with curved glass cooker hood above, integrated oven and grill, integrated dishwasher, integrated 50/50 fridge freezer, overhead glass lantern, recessed spotlights, double opening french doors to the delightful rear garden, travertine tiled flooring throughout, open plan with dining room, window to rear, radiator and door to rear lobby.

REAR LOBBY

With door to rear garden, door to side drive. Tiled flooring. Door to cloakroom.

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CLOAKROOM / UTILITY ROOM

Sizeable cloak/utility room, comprising low level wc, wash hand basin, window to side, a range of fitted units and worktops to one side, tiled flooring and radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase with spindle banister and half original panelled walls leading to the central landing area, stain glass window to side, access to part boarded roof space via retractable ladder, radiator and airing cupboard with shelving housing the Worcester combi gas central heating boiler (approx 3 years old).

BEDROOM ONE

15' 1" x 12' 0" (into bay) (4.62m x 3.67m)

With bay fronted window overlooking the driveway, a good sized double bedroom, feature Victorian style cast iron fireplace, radiator.

BEDROOM TWO

14' 4" x 12' 0" (4.37m x 3.66m)

Overlooking the rear garden, a second double bedroom, feature Victorian style cast iron fireplace with inset tiles, laminate flooring and radiator.

BEDROOM THREE

13' 2" x 11' 6" (into side bay) (4.02m x 3.51m)

With square bay window to side, a third double bedroom, built in storage cupboard with shelving and radiator.

BEDROOM FOUR

11' 10" x 5' 10" (max) (3.63m x 1.79m)

Aspect to front, radiator.

FAMILY BATH AND SHOWER ROOM

14' 0" x 9' 10" (4.28m x 3.02m)

A sizeable family bath and shower room with white suite comprising low level wc, wash hand basin, claw legged roll top bath with freestanding shower mixer tap, double width shower cubicle with twin head shower, tiled effect acrylic panel splash back, quality tiled flooring, two obscure glass windows to rear, recessed spotlights, electric shaver point, radiator and chrome heated towel rail.

OUTSIDE

REAR GARDEN

A sizeable rear garden comprising large paved patio area leading onto an area of artificial lawn, neat borders of plants shrubs and mature trees to the rear of garden, timber shed, timber gate to rear leading to pedestrian access lane, outside tap and outside lighting. Further rear paved patio area.

FRONT GARDEN

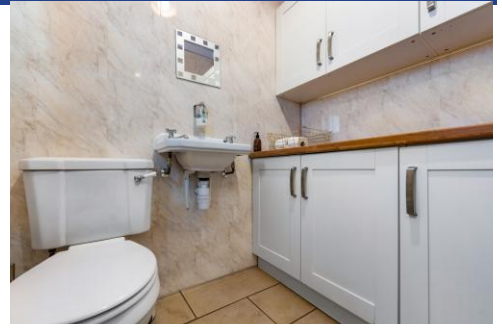
Wide and long tarmac driveway providing parking for numerous cars, low level brick wall to front boundary. Outside power points. Covered car port.

GARAGE

18' 0" x 11' 0" (5.49m x 3.37m)

Approached via an electric roller shutter door, power and lighting, windows to rear and side.

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TOTAL FLOOR AREA: 1817 sq.ft. (168.8 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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