

# 45 Hazel Tree Close, Radyr, Cardiff, CF15 8RS



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£650,000**



Detached Property



# Property Description

**\*\* LARGE SIX BEDROOM DETACHED FAMILY HOME  
\*\* SOUGHT AFTER RADYR LOCATION \*\* DRIVE &  
TWO GARAGES \*\*** A bright and spacious six bedroom detached family house in the sought after area of Radyr. Large entrance hallway, lounge, spacious sitting and dining room, neat fitted kitchen with integrated appliances opening to garden room. To the first floor there are six bedrooms (five doubles, principal bedroom with exceptionally large family bath and shower room, separate family shower room. Gas central heating, double glazing. Keyblock paved patio and lawned side and rear garden, cobble style paved driveway with gated entrance leading to the two single garages. No chain. EPC Rating: D

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 2,276 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 HALLWAY

12' 2" x 11' 5" (3.73m x 3.48m)

Approached via a wood panelled entrance door with double glazed window to upper part leading to the spacious entrance hallway, windows to either side of front door, large double door storage cupboard and radiator.

## CLOAKROOM

Comprising low level wc, vanity wash basin with storage below, obscure glass window to rear, full wall tiling and radiator.

## LOUNGE

15' 4" x 13' 10" (4.68m x 4.22m)

A good sized principal reception with window to front and patio doors to rear. Radiator.

## SITTING ROOM AND DINING ROOM

22' 4" x 18' 10" (6.83m x 5.76m)

An excellent sized reception with central living flame gas fire, windows to side and rear with patio doors to the garden, staircase to first floor. Radiator. Door to kitchen.

## KITCHEN

18' 9" x 7' 10" (5.74m x 2.40m)

Well appointed along three sides in woodgrain effect panelled fronts beneath round nosed worktop surfaces, inset 1.5 bowl sink with side drainer, inset four ring gas hob with cooker hood above and oven below, integrated washing machine, integrated dishwasher, integrated fridge, integrated freezer, door to garden, window overlooking entrance approach, tiled splash back, tiled flooring and archway leading to garden room.

## GARDEN ROOM

18' 1" x 10' 6" (5.52m x 3.22m)

A spacious garden room with windows to three aspects and double glazed roof, French doors leading to keyblock patio area, tiled flooring and radiator.

# 45 Hazel Tree Close, Radyr, Cardiff, CF15 8RS

## FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the L-shaped landing area with two windows to front. Access to roof space. Radiator.

## BEDROOM ONE

14' 9" x 14' 9" (4.52m x 4.51m)

An excellent sized principal bedroom overlooking the entrance approach, a range of fitted bedroom furniture along three sides including wardrobes, drawers and bedside tables. Radiator. Door to ensuite.

## ENSUITE AND SHOWER ROOM

15' 5" x 10' 7" (4.70m x 3.25m)

A sizeable ensuite with white suite comprising low level wc, twin wash hand basins with storage below, shower cubicle with 'Mira' shower, large jacuzzi style bath, airing cupboard with radiator. Full wall tiling, tiled flooring, obscure glass window to front and radiator.

## BEDROOM TWO

12' 0" x 11' 10" (3.68m x 3.63m)

Overlooking the garden, a second double bedroom, range of fitted bedroom furniture and wardrobes with sliding mirror doors. Radiator.

## BEDROOM THREE

12' 1" x 9' 7" (3.70m x 2.93m)

Aspect to rear, a third double bedroom, fitting wardrobes and radiator.

## BEDROOM FOUR

12' 0" x 7' 9" (3.67m x 2.37m)

Overlooking the lawned side garden, a fourth double bedroom, built in wardrobe and radiator.

## BEDROOM FIVE

10' 11" x 8' 6" (3.34m x 2.60m)

Aspect to side, a fifth double bedroom, a range of fitted wardrobes. Radiator.

## BEDROOM SIX

8' 10" x 6' 6" (2.71m x 1.99m)

Aspect to rear, laminate flooring.

## FAMILY SHOWER ROOM

6' 9" x 5' 5" (2.08m x 1.67m)

White suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle, full wall tiling, obscure glass window, tiled flooring and heated towel rail.

## OUTSIDE

### SIDE AND REAR GARDEN

Comprising large paved keyblock patio area leading to a shaped area of lawn with inset shrubs and conifers to borders. Further keyblock paved patio to the rear with timber storage shed. Gate giving access to front. Outside tap and outside power point.

### FRONT GARDEN

A large cobble effect paved driveway, with neat borders of plants, shrubs and conifers, low level brick wall to front boundary with entrance pillars and double opening gates. Leading to garages.

### GARAGE ONE

16' 0" x 10' 10" (4.88m x 3.31m)

With electric up and over access door, cold water tap, power and lighting.

### GARAGE TWO

16' 4" x 9' 5" (5.00m x 2.89m)

With electric up and over access door, power and lighting.



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





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



# 45 Hazel Tree Close, Radyr, Cardiff, CF15 8RS

GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.

1ST FLOOR  
1133 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.4 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.  
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mgyc.co.uk

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.