

14 Walnut Tree Close,

Radyr, Cardiff, CF15 8SX



Estate Agents and
Chartered Surveyors

Asking Price Of

£490,000



Detached Property



Property Description

****FOUR BEDROOM DETACHED**** A well presented four bedroom detached property in a sought after location. Accommodation briefly comprises entrance hallway, lounge, dining room, kitchen/breakfast/family room, utility room and shower room. To the first floor master bedroom with en-suite, three further bedrooms and shower room. Gas central heating, double glazing. Rear south westerly facing garden. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

ENTRANCE

HALLWAY

20' 4" x 6' 8" (6.22m x 2.041m)

Entered via composite front door with double glazed inset and matching side window, into hallway. Fitted cloaks cupboard. Doors to lounge and inner hallway. Tiled flooring. uPVC double glazed obscure window to side. Spotlights. Radiator. Stairs to first floor.

LOUNGE

14' 3" x 11' 10" (4.36m x 3.62m)

uPVC double glazed window to front. Parquet wood flooring. Feature fireplace. Radiator. Glazed double doors to dining room.

INNER HALLWAY

8' 5" x 4' 9" (2.59m x 1.45m)

Door to utility room, opening to kitchen/breakfast/family room.

DINING ROOM

11' 10" x 8' 10" (3.62m x 2.70m)

Parquet wood flooring. Column radiator. Opening to kitchen/breakfast/family room.

KITCHEN/BREAKFAST/FAMILY ROOM

27' 9" x 11' 10" (8.46m x 3.62m)

A superb family space with tastefully designed kitchen to include a wide range of base, eye level and full height units incorporating double bowl composite sink with complementary Quartz work surfaces. Fitted double oven/microwave, fridge, freezer and dishwasher. Pantry. Feature breakfast bar. Vaulted ceiling with three double glazed Velux windows to rear. Tiled splash backs and floor with underfloor heating. Spotlights. uPVC double glazed window and French patio doors to rear garden.

UTILITY ROOM

10' 8" x 6' 7" (3.27m x 2.02m)

Fitted with base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Space for washing machine and tumble dryer. Tiled splash

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backs and floor. Cupboard housing gas central heating boiler. uPVC double glazed obscure window to side. Radiator. Spotlights. uPVC door to front. Door to Shower Room/WC.

SHOWER ROOM/CLOAKROOM

7' 5" x 2' 9" (2.28m x 0.86m)

A modern suite to include low level WC, vanity enclosed wash hand basin and fitted shower cubicle. Tiled splash backs and floor. Spotlights. Extractor fan.

FIRST FLOOR

LANDING

Doors to four bedrooms and shower. Loft access (partly boarded). Airing cupboard.

BEDROOM ONE

15' 10" x 10' 6" (4.84m x 3.22m)

uPVC double glazed window to front. Door to en-suite. Radiator.

EN-SUITE

8' 2" x 4' 1" (2.49m x 1.27m)

A stylish en-suite comprising vanity enclosed wash hand basin, low level WC and double shower tray with glass screen and separate handheld attachment. Fully tiled walls and floor. Column radiator. Spotlights. Extractor fan. uPVC double glazed obscure window to front.

BEDROOM TWO

12' 7" x 11' 10" (3.86m x 3.63m)

uPVC double glazed window to rear. Fitted wardrobe. Radiator.

BEDROOM THREE

13' 8" x 8' 10" (4.17m x 2.70m)

uPVC double glazed window to front. Fitted wardrobe. Radiator.

BEDROOM FOUR

11' 6" x 7' 4" (3.52m x 2.24m)

uPVC double glazed window to rear with pleasant outlook. Fitted wardrobe. Radiator.

SHOWER ROOM

6' 10" x 5' 5" (2.09m x 1.66m)

Suite comprises low level WC, vanity enclosed wash hand basin and double walk-in shower with glass screen and separate handheld attachment. Fully tiled walls and floor. Spotlights. Extractor fan. Ladder radiator.

OUTSIDE

REAR GARDEN

A south Westerly facing rear garden, Astro turf with patio area, mature hedging and fenced borders.

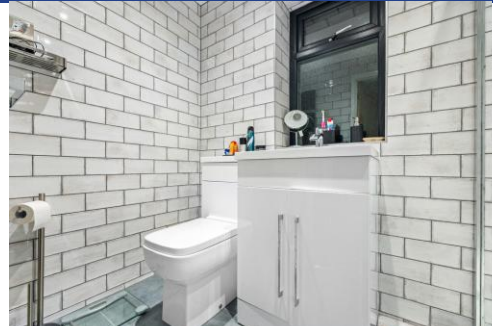
SINGLE GARAGE

A single electric garage door. Light and power. Door to rear.

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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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