

44 Heol Isaf,  
Radyr, Cardiff, CF15 8DY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£995,000**



Semi- Detached Property

6

3

4

2

# Property Description

**\*\* TRADITIONAL SIX BEDROOM SEMI DETACHED FAMILY HOME \*\* SOUGHT AFTER VILLAGE LOCATION \*\* LARGE REAR GARDEN \*\*** A charming, traditional six bedroom semi detached family home retaining many original features, located in the heart of the village opposite the Monument green the property is close to all amenities which include a parade of shops, doctor and dentist surgeries and optician, and a well regarded golf club and tennis club. Entrance porch, hallway, large double bay lounge with two fire places, bay fronted sitting room to front, dining room with fitted dressers, large modern kitchen and breakfast room with central breakfast bar, granite worktop surfaces and cast iron wood burner. To the first floor are four double bedrooms, principal ensuite, separate family bathroom and a large storage/dressing room. To the second floor are two further double bedrooms and a family shower room. Gas central heating. Large lawned rear garden, long driveway and a lawned front garden. EPC Rating: tbc

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 3,147 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

Entered via impressive original verandah porch with tiled floors and pillars leading to the original double front doors into an inner porch again with original tiled flooring and walls. Original door with inset glass panels plus window to side.

## RECEPTION HALLWAY

Traditional hallway with original tiled flooring. High skirting boards and decorative coved ceiling. Original stripped doors to lounge, sitting room, reception two/family room plus a dining room. Wide staircase to first floor with original ballustrades. Understairs storage. Radiator.

## LOUNGE

31' 0" x 16' 8" (into bays)(9.46m x 5.10m)

An exceptionally spacious lounge with bay windows to front and side. Original stripped floor boarding. With two feature fireplaces. Three column radiators.

## SITTING ROOM

17' 2" x 15' 3" (5.24m x 4.65m)

Original bay sash windows overlooking the front garden.

Fireplace with tiled hearth. Original decorative coved ceiling, picture rail and ceiling rose. Radiator.

## DINING ROOM

13' 1" x 10' 9" (3.99m x 3.30m)

Two feature original dressers to each side of the room. Original sash window to rear. Original tiled flooring. Radiator. Door to kitchen/breakfast room/family room.

## KITCHEN/BREAKFAST ROOM

20' 9" x 16' 9" (6.35m x 5.11m)

A bespoke white gloss kitchen with a wide range of base and eye level cream high gloss units including one and a half bowl sunken stainless steel sink unit, granite work surfaces and granite splashbacks. Fitted professional Rangemaster cooker with matching Rangemaster extractor hood. Fitted Neff dishwasher, wine fridge and microwave. Central island with cupboards, drawers, granite work surface and power point. Space for family American fridge/freezer, sofas and table. Fitted log burning stove. Ceramic tiled flooring with underfloor heating. Feature by folding doors overlooking the rear garden. uPVC double glazed window to the rear plus door to the side. Spotlights. Two radiators. Door to utility room.

## UTILITY ROOM

8' 3" x 4' 6" (2.54m x 1.39m)

Fitted with a range of cream units including a stainless steel sink unit and complementary work surface. Plumbed for a washing machine, space for a tumble dryer. uPVC double glazed window with decorative stainless glass to side. Ceramic tiled flooring. Radiator. Door to WC.



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### CLOAKROOM

Newly fitted WC with enclosed WC. Bespoke wash hand basin with cupboard. Ceramic tiled flooring. Radiator. uPVC double glazed window to side.

### FIRST FLOOR

#### LANDING

Impressive landing with feature box bay with UPVC double glazed window to front plus one each side overlooking the monument green in the heart of Radyr Village. Decorative coved ceiling. Quarter galleried landing. Airing cupboard. UPVC double glazed picture window overlooking the rear gardens. Loft access. Doors to four bedrooms plus the family bathroom. Turning staircase to second floor. Two radiators. Understair storage and bookshelves. Opening into storage dressing area.

#### STORAGE/DRESSING AREA

16' 10" x 8' 4" (5.15m x 2.55m)

Vaulted ceiling with triangular uPVC double glazed window to the rear. Radiator. Light and power. Space for wardrobes, dressing table and drawers.

#### MASTER BEDROOM

12' 10" x 11' 11" (3.92m x 3.65m)

Original sash window to rear. Radiator. Door to en-suite.

#### ENSUITE

8' 8" x 6' 7" (2.65m x 2.03m)

Fitted double shower. Low level WC. Pedestal wash hand basin. UPVC double glazed window to side. Radiator. Amtico flooring. Shaver point.

#### BEDROOM TWO

14' 6" x 13' 5" (4.44m x 4.09m)

UPVC double glazed sash window to front aspect. Decorative coved ceiling. Radiator.

#### BEDROOM THREE

14' 5" x 12' 4" (4.40m x 3.76m)

Feature fireplace. UPVC double glazed sash window overlooking the monument. Decorative coved ceiling. Radiator.

#### BEDROOM FOUR

14' 0" x 12' 11" (4.29m x 3.96m)

Sash window to side. Wrought iron fireplace. Radiator.

### FAMILY BATHROOM

7' 2" x 8' 9" (2.19m x 2.68m)

Panelled bath with shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Shaver point. UPVC double glazed window to rear.

### SECOND FLOOR

#### LANDING

Doors to bedroom five and six plus shower room.

#### BEDROOM FIVE

14' 4" x 12' 5" (4.38m x 3.81m)

Feature exposed brick chimney. Vaulted ceiling with three velux windows to rear aspect. Three storage cupboards. Radiator. Laminate wood flooring. Radiator. Spotlights.

#### BEDROOM SIX

14' 1" (max) x 13' 8" (max) (4.31m x 4.19m)

Vaulted ceiling with velux window to rear and side. Three storage cupboards. Laminate wood flooring. Radiator. Spotlights.

#### SHOWER ROOM

Fitted shower cubicle. Low level WC. Pedestal wash hand basin. Vaulted ceiling with velux window to rear. Stainless steel ladder radiator. Ceramic tiled walls and flooring. Shaver point.

### OUTSIDE

#### FRONT GARDEN

Driveway leading to double wrought iron gates, garage and rear access. Pathway leading to front verandah. Lawn with mature shrub and tree borders.

#### SIDE OF HOUSE

Wrought iron double lockable gates. Rockery plus shrub and tree borders. Door to side entrance. Access to rear garden.

#### REAR GARDEN

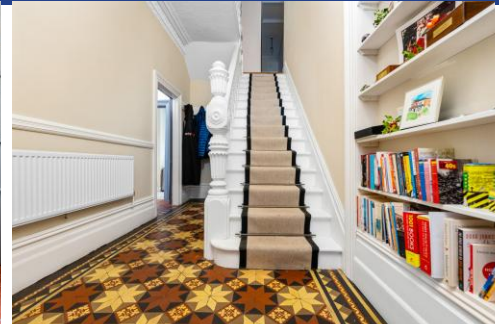
Sunny rear gardens with large patio area. Two lawns divided by mature shrub and tree borders. Driveway to block paved area and garage to rear. Outside light.

#### GARAGE

Detached single garage with up and over garage door.

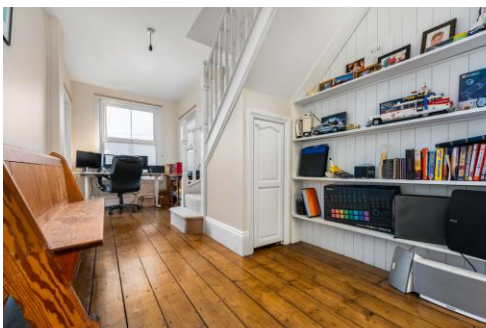


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TOTAL FLOOR AREA : 3147 sq.ft. (292.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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EPC TO FOLLOW

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