

Riverdale, 1a Heol Isaf,

Radyr, Cardiff, CF15 8AF



Estate Agents and
Chartered Surveyors

Asking Price Of

£799,950



Detached Property



Property Description

**** SUPERB OPEN VIEWS TO THE REAR ** LARGE DETACHED FAMILY HOME WITH IN AND OUT DRIVEWAY ** SOUGHT AFTER LOCATION IN RADYR ****

A beautifully presented and spacious four bedroom detached family home in the heart of Radyr. Entrance hallway, large lounge, dining room, rear family sitting room overlooking the rear garden, modern fitted kitchen and breakfast with large breakfast bar island, utility room, study area. To the first floor are three double bedrooms, principal bedroom with ensuite bath and shower room and a separate family bathroom. Bedroom four access from first floor which leads to a staircase to the large second floor bedroom. Gas central heating, double glazing. Exceptional rear garden with paved patio and decked relaxation areas, along with an area of lawn, all enjoying elevated views of the river taff. In and out driveway to front leading to the garage. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,890 sq ft

**Viewing Arrangements
Strictly by appointment**

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 HALLWAY

13' 9" x 8' 5" (max) (4.21m x 2.57m)

Approached via a composite entrance door with diamond shaped obscure glass window to upper part leading to the spacious entrance hallway, two windows to front, staircase to first floor, Luxury vinyl flooring and modern column radiator.

LOUNGE

19' 9" x 13' 6" (6.03m x 4.13m)

An excellent sized principal reception with window to front and french door and windows to rear, Luxury vinyl flooring, feature fireplace with slate effect tiled wall, recessed spotlights and radiator.

DINING ROOM

13' 10" x 8' 10" (4.24m x 2.71m)

Ample space for large family dining table, understairs storage cupboard, Luxury vinyl flooring, radiator and wide archway leading to the rear sitting room.

SITTING ROOM

24' 5" x 10' 7" (7.45m x 3.23m)

An excellent sized family sitting room with triple sliding doors leading to the rear and enjoying spectacular elevated views, Luxury vinyl flooring, feature fireplace, recessed spotlights, two vertical column radiators and velux windows to rear pitch.

KITCHEN AND BREAKFAST ROOM

19' 5" x 18' 1" (5.94m x 5.53m)

Modern fitted kitchen approx 2 years old. Well appointed along three sides in charcoal grey high gloss fronts beneath quartz worktop surfaces, inset 1.5 bowl sink, inset induction hob with cooker hood above, integrated 'Neff' oven and grill, integrated dishwasher, space for American style fridge freezer, large breakfast bar island with storage and seating area, two windows to front, recessed spotlights, Luxury vinyl flooring and two modern vertical radiators.

UTILITY ROOM

9' 6" x 8' 4" (2.90m x 2.56m)

Units and worktop to one side, inset sink and side drainer, plumbing for washing machine and space for tumble dryer, Luxury vinyl flooring, wall tiling to half height, window to rear and radiator. Door to cloakroom.

CLOAKROOM

White suite comprising low level wc, wash hand basin, window to side, wall tiling to half height, Luxury vinyl flooring and radiator.

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STUDY

15' 7" x 5' 0" (4.77m x 1.53m)

Window to front and door to rear, door to garage.

GARAGE

16' 0" x 14' 9" (4.90m x 4.51m)

With electric roller shutter entrance door, power and lighting, window to rear, plumbing for washing machine with worktop above, Belfast style sink with taps and shower above. Door to main residence.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, three picture windows to rear enjoying delightful elevated views, radiator.

BEDROOM ONE

14' 11" x 13' 8" (4.55m x 4.17m)

With window and french door to rear opening to a Juliet balcony enjoying exceptional views of the taff and Cardiff to the rear, range of fitted wardrobes to one side, luxury vinyl flooring, radiator and opening to the ensuite.

ENSUITE BATH AND SHOWER ROOM

13' 9" x 4' 4" (4.20m x 1.34m)

Modern white suite comprising low level wc, wash hand basin with storage below, shower cubicle with twin headed chrome shower, freestanding claw legged roll top bath with central taps, wall tiling to splash back areas, obscure glass window to front and radiator.

BEDROOM TWO

12' 4" x 10' 6" (3.77m x 3.21m)

Overlooking the entrance approach, a second double bedroom, built in wardrobe with shelving and drawer unit, luxury vinyl flooring and radiator.

BEDROOM THREE

12' 5" x 10' 3" (3.79m x 3.13m)

Aspect to front, a third double bedroom, luxury vinyl flooring, fitted wardrobe and radiator.

FAMILY BATH AND SHOWER ROOM

8' 10" x 8' 8" (2.71m x 2.66m)

Modern white suite comprising low level wc, wash

hand basin with storage below, shower cubicle with twin headed chrome shower, freestanding claw legged roll top bath with central taps, wall tiling to splash back areas, obscure glass window to front and chrome heated towel rail.

BEDROOM FOUR ACCESS

8' 7" x 6' 8" (2.63m x 2.05m)

with staircase to second floor bedroom additional, radiator and window to rear & side.

SECOND FLOOR

Approached via a full turning staircase leading to the second floor loft room.

BEDROOM FOUR

33' 4" x 11' 8" (10.18m x 3.57m)

With three velux windows to front pitch and three to rear, an excellent sized loft room with two radiators, door to walk in wardrobe and additional large storage room with velux window to rear. Eaves access to housing the Baxi gas central heating boiler and hot water cylinder.

OUTSIDE

REAR GARDEN

An exceptional rear garden enjoying elevated views across Cardiff and the River Taff, paved patio areas and areas of decked relaxation with shaped lawn and inset plants, shrubs and two mature trees. Timber gate to side leading to front, outside power points and outside lighting. Access to the home gym/office.

HOME GYM OR OFFICE

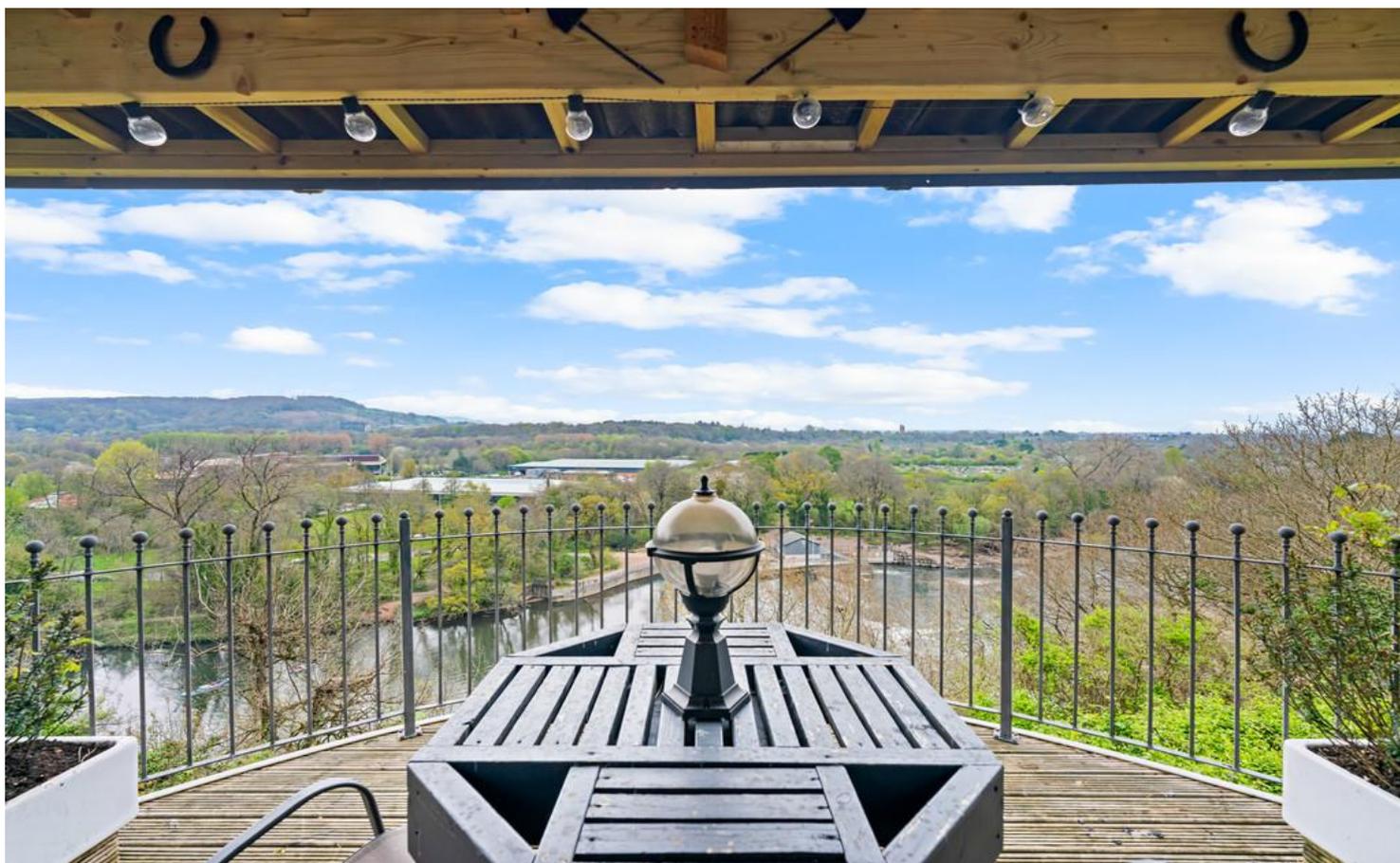
13' 5" x 7' 4" (4.10m x 2.25m)

With versatile use, window to side and accessed via double opening french doors, velux window to side pitch, power and lighting.

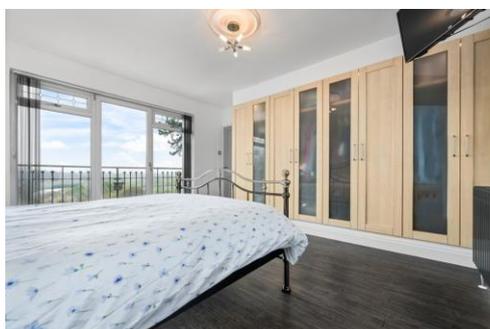
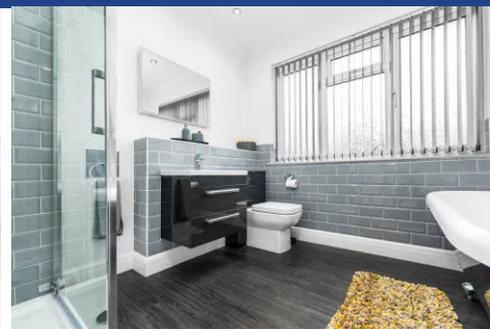
FRONT GARDEN

Wide in and out driveway.

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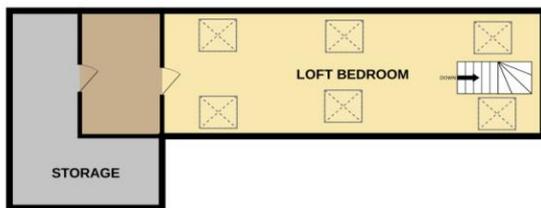
GROUND FLOOR
1471 sq.ft. (136.6 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.9 sq.m.) approx.



2ND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 2890 sq.ft. (268.5 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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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