

20 Heol Roald Dahl, Radyr, Cardiff, CF15 8GT



Estate Agents and
Chartered Surveyors

Asking Price Of

£560,000



Detached Property

3

3

4

1

Property Description

**** AN IMMACULATELY PRESENTED DETACHED REDROW HOME ** WESTERLY FACING REAR GARDEN ** THREE EN-SUITE'S **** A fantastic opportunity to acquire this immaculately presented three bedroom detached Redrow home in Radyr. The property includes a number of extras and briefly comprises hallway, lounge, kitchen/dining room, utility room, and cloakroom. To the first floor there are three double bedrooms with three en-suite's. The property benefits from a landscaped, westerly facing rear garden, and single garage. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 1340 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 with Radyr comprehensive school a two minute walk. There is also a train station and regular bus service to and from the city centre

ENTRANCE

Entered via driveway to single garage and front door. Laid to lawn with hedge border. Gated access to rear garden.

HALLWAY

10' 11" x 6' 4" (3.33m x 1.94m)
Entered via double glazed composite front door into hallway. Doors to lounge and kitchen/dining room. Stairs to first floor with under stair storage cupboard. Radiator. LVT (Luxury Vinyl Tile) flooring.

LOUNGE

16' 3" (into Bay Window) x 10' 7" (4.97m x 3.25m)
Feature uPVC double glazed bay window to front with fitted plantation shutters. Radiator.

KITCHEN/DINING ROOM

21' 7" x 13' 1" (max)(6.58m x 4.00m)
A beautifully appointed shaker style kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary granite work surfaces. Fitted electric double oven and hob with extractor hood over. Integrated dishwasher and fridge/freezer. Spotlights. LVT flooring. Radiator. uPVC double glazed window and sliding patio doors to rear garden. Doors to utility room and storage cupboard.

UTILITY ROOM

6' 5" x 5' 9" (1.98m x 1.76m)
Fitted base unit with stainless steel sink and complementary work surface. Space for washing machine and tumble dryer. Extractor fan. Double glazed composite door to rear. LVT flooring. Spotlights. Radiator. Door to WC.

CLOAKROOM

5' 9" x 3' 0" (1.76m x 0.93m)
Low level WC and floating wash hand basin. Radiator. LVT flooring. Tiled splash backs. Spotlights. uPVC double glazed obscure window to side.

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FIRST FLOOR

LANDING

Doors to three double bedrooms, storage cupboard and airing cupboard housing the hot water tank. Radiator. Loft access.

BEDROOM ONE

15' 10" x 10' 8" (4.84m x 3.27m)
uPVC double glazed bay window to front with fitted plantation shutters offering pleasant views. Radiator. Opening to dressing area which includes two sets of fitted mirrored wardrobes. Door to en-suite.

ENSUITE

10' 8" x 5' 10" (3.26m x 1.78m)
A luxury suite comprising modern low level WC, floating vanity wash hand basin, panelled bath, and walk-in shower with rainfall shower head and glass screen. Tiled flooring and splash backs. Ladder radiator. Spotlights and extractor fan. Shaver point. uPVC double glazed obscure window to rear.

BEDROOM TWO

10' 0" x 9' 10" (3.05m x 3.01m)
uPVC double glazed window to front with fitted plantation shutters. Fitted wardrobes to one wall. Radiator. Door to:

ENSUITE TWO

7' 2" x 6' 3" (2.20m x 1.93m)
Low level WC, floating wash hand basin and fitted shower cubicle. Spotlights. Extractor fan. Shaver point. Tiled flooring and splash backs. uPVC double glazed window to front with fitted plantation shutters. Ladder radiator.

BEDROOM THREE

12' 2" x 10' 8" (3.71m x 3.26m)
uPVC double glazed window to rear with fitted plantation shutters. Radiator. Door to:

ENSUITE THREE

7' 8" x 5' 8" (2.36m x 1.73m)
Low level WC, floating wash hand basin and fitted shower cubicle. Spotlights. Extractor fan. Shaver

point. Tiled flooring and splash backs. uPVC double glazed window to rear. Ladder radiator.

OUTSIDE

REAR GARDEN

A Westerly facing, well presented rear garden which has recently been landscaped to create a spacious porcelain tiled patio area, with artificial lawn and boundary fence. Outside tap. External power points.

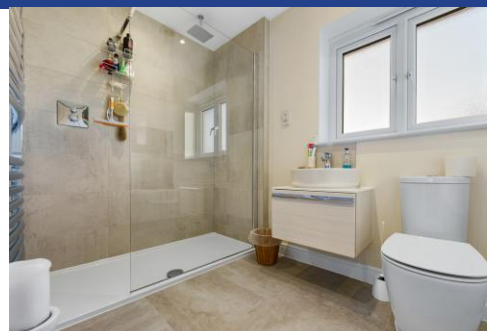
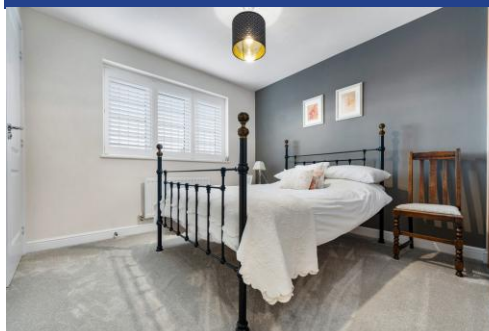
GARAGE

A single up and over electric garage door. Light and power. Wall mounted gas central heating boiler. Pedestrian door to side.

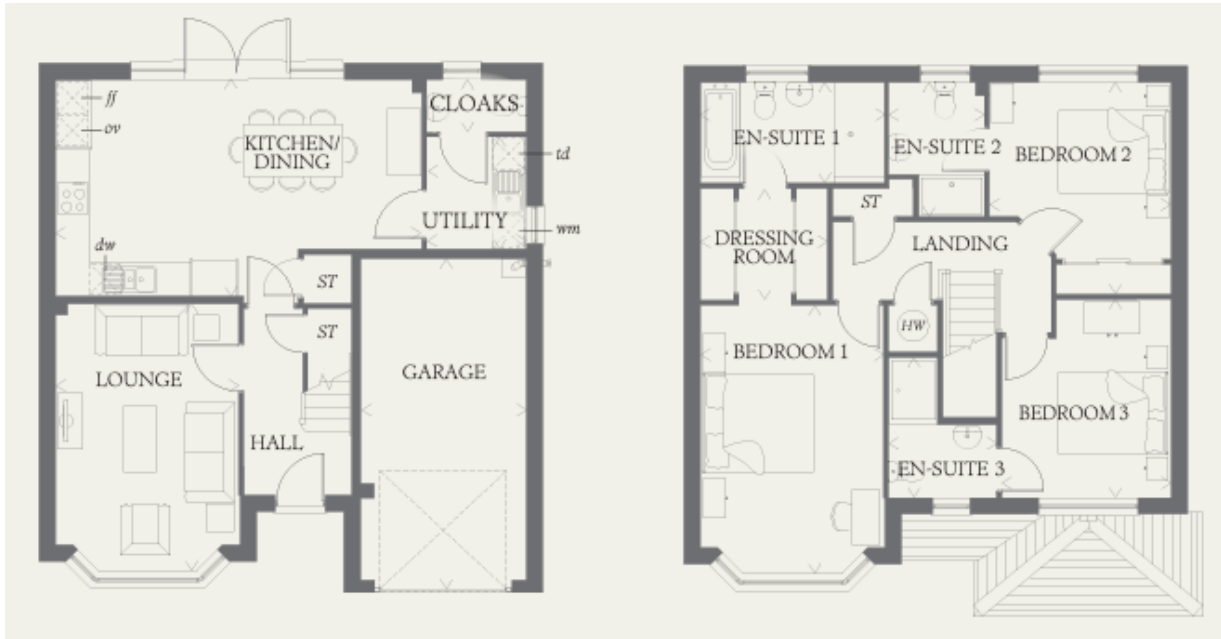
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Floorplan for illustration purposes – actual floorplan is a mirror image.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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