

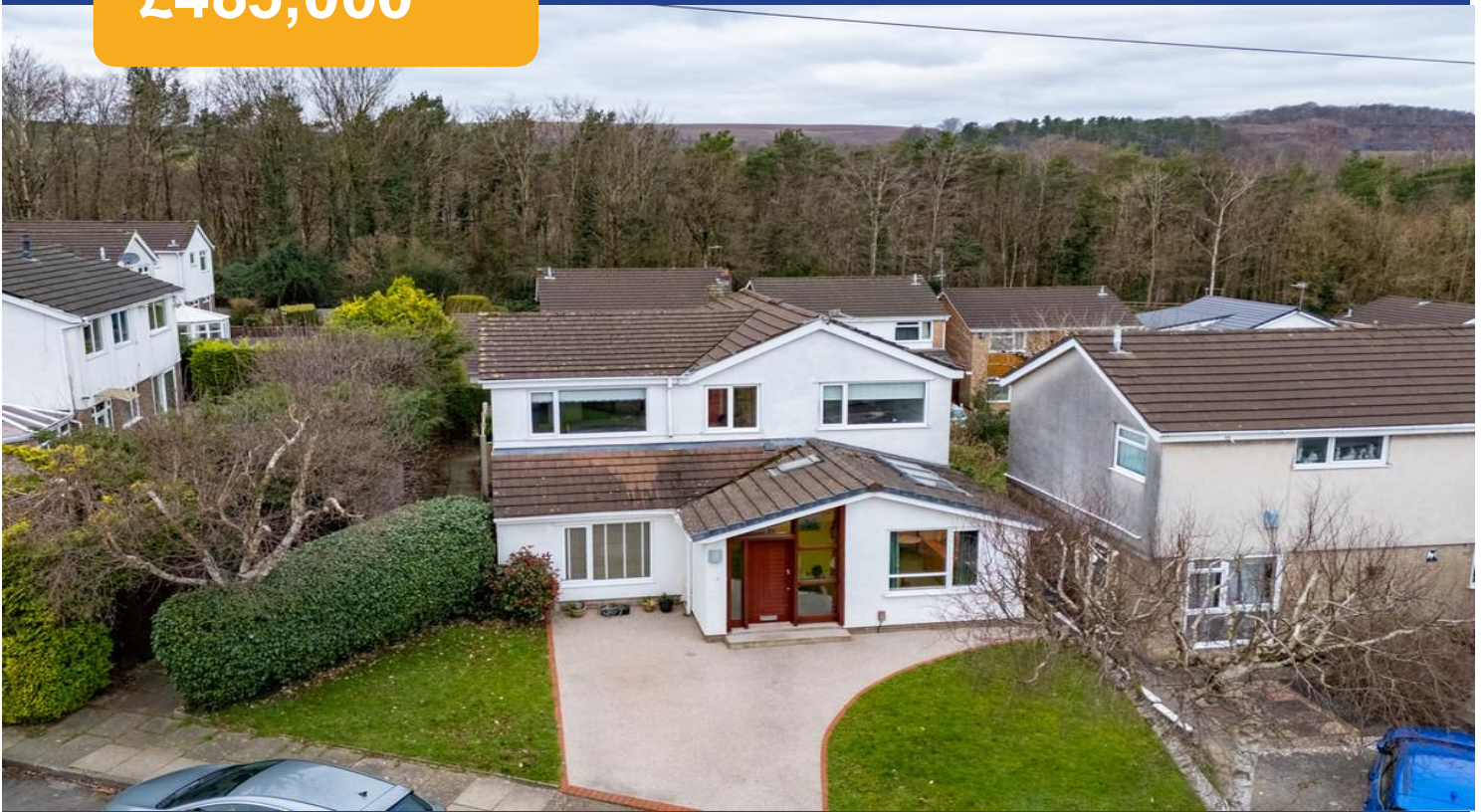
# 47 Hazel Tree Close, Radyr, Cardiff, CF15 8RS



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£485,000**



Detached House



# Property Description

**\*\* EXTENDED FOUR BEDROOM DETACHED FAMILY HOME \*\*** A well presented, extended and much improved four bedroom detached family home in the well sought after area of Radyr, being close to local amenities and local transport links. Entrance hallway, cloakroom, lounge, kitchen /diner & family room, home office/utility room. The first floor are four bedrooms including principal with ensuite and a family bathroom. Gas central heating. Recently laid resin driveway & lawn to front. Rear garden with paved patio and lawn. EPC rating: C

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1488 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

Entered via resin bound driveway with parking for two vehicles. Gated access to rear garden. Laid to lawn with mature tree and hedge borders.

## ENTRANCE HALLWAY

16' 3" x 8' 3" (4.96m x 2.53m)

An impressive hallway with feature vaulted ceiling. Entered via solid oak front door with matching double glazed surround. Tiled flooring. Doors to lounge, home office/utility room and WC. Column radiator. Stairs to first floor.

## LOUNGE

24' 11" x 13' 9" max (7.61m x 4.20m)

A spacious, L-shaped lounge with uPVC double glazed window to front and three velux windows to side. Two column radiators. Fitted shelving, under stair storage space, glazed door to kitchen/dining/family room.

## KITCHEN/DINING/FAMILY ROOM

29' 2" x 13' 2" max (8.90m x 4.03m)

A fantastic open-plan entertaining space with kitchen to include a wide range of base and eye level units incorporating one and a half bowl stainless steel sink, with complementary work surfaces. Fitted electric oven and microwave. Space for fridge/freezer. Central island with fitted base units and electric hob. Integrated dishwasher. Space for fridge/freezer. Laminate wood flooring. Two sets of uPVC double glazed windows, French patio doors and external door to rear garden. Radiator.

## HOME OFFICE/UTILITY ROOM

16' 0" x 8' 5" (4.89m x 2.59m)

A multifunctional space currently used as an office and utility room but also as a home gym. Wall to wall substantial fitted storage cupboards housing the gas central heating boiler. Electric radiator. Fitted base and eye level units with stainless sink and work surfaces. Light and power. Space for washing machine.

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## CLOAKROOM

6' 5" x 3' 4" (1.96m x 1.03m)

Modern low level WC and wash hand basin. Tiled splash backs and flooring. Extractor fan. Vaulted ceiling with double glazed velux window to side. Radiator.

## FIRST FLOOR LANDING

Doors to four bedrooms and family bathroom.

## BEDROOM ONE

17' 7" x 11' 3" to w'robe (5.36m x 3.45m)

A spacious principal bedroom with fitted wardrobes, chest of drawers and dressing table. Walk-in wardrobe. uPVC double glazed window to front. Radiator. Door to:

## EN-SUITE

7' 11" x 6' 4" (2.43m x 1.94m)

The suite comprises low level WC, pedestal wash hand basin and double shower cubicle with glass sliding door and shower over. Tiled flooring. uPVC double glazed obscure window to rear. Extractor fan. Ladder radiator.

## BEDROOM TWO

11' 3" x 10' 5" max (3.43m x 3.19m)

uPVC double glazed window to rear with pleasant views. Radiator.

## BEDROOM THREE

11' 8" x 10' 5" (3.58m x 3.19m)

uPVC double glazed window to front. Radiator.

## BEDROOM FOUR

7' 6" x 6' 9" (2.31m x 2.06m)

uPVC double glazed window to front. Laminate wood flooring. Radiator.

## BATHROOM

7' 3" x 5' 6" (2.23m x 1.68m)

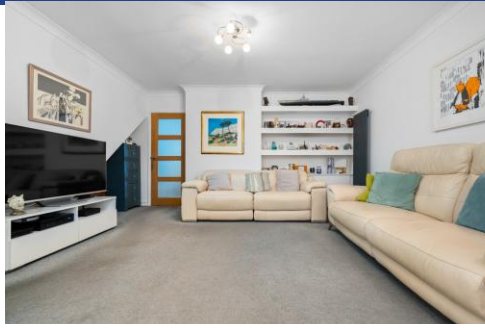
A modern bathroom fitted with vanity enclosed wash hand basin, low level WC and panelled 'P' bath with glass screen and mixer shower over. Tiled flooring and splash backs. Ladder radiator. uPVC double glazed obscure window to rear.

## OUTSIDE

### REAR GARDEN

A well presented garden, mainly laid to lawn with paved patio area and shrub borders. Boundary fence. Gated side access. Outside tap.

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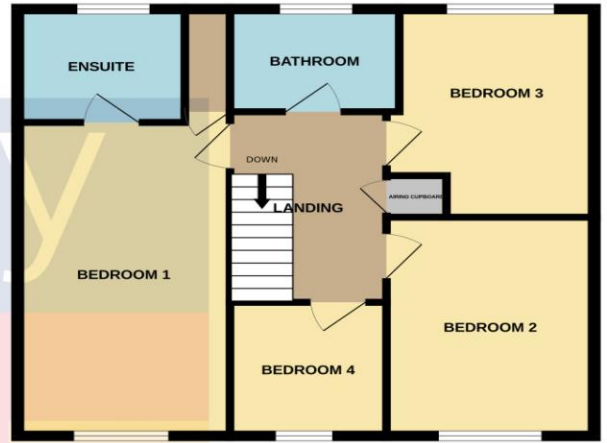
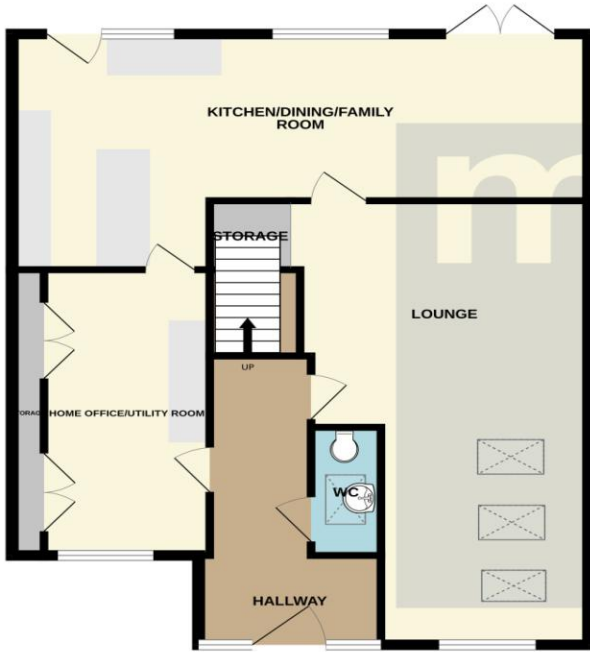
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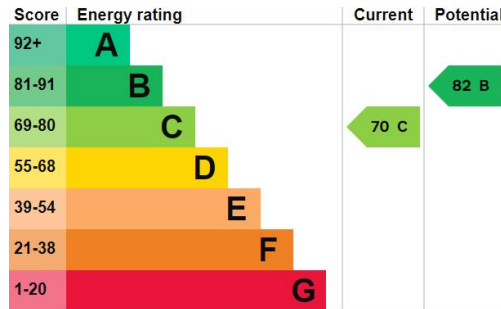
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GROUND FLOOR

1ST FLOOR



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