

22 Drovers Way,  
Radyr, Cardiff, CF15 8GG



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£575,000**



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# Property Description

**\*\* FOUR BEDROOM DETACHED \*\* DETACHED DOUBLE GARAGE \*\* NO CHAIN \*\*** A well maintained four bedroom detached family home in the sought after area of Radyr, being a short walking distance from Radyr Village and transport links. Entrance hallway, cloakroom, study, dining room, spacious lounge, kitchen/breakfast room with integrated appliance and a separate utility room. To the first floor are four bedrooms, ensuite shower room to bedroom one and a separate family bathroom. Gas central heating, double glazed windows. Delightful rear garden comprising large paved patio and lawn. To the front is an area of lawn with low level hedgerow and double width driveway leading to the detached double garage. No chain. EPC Rating: tbc

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,306 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 club, doctors and dentist surgeries, Italian 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

Approached via a double glazed entrance door with windows to either side. Under stairs storage cupboard. Radiator. wood flooring.

## CLOAKROOM

Spacious cloakroom with white suite comprising low level wc, wash hand basin. Tiled splash back. Radiator. Wood flooring.

## STUDY

8' 1" x 7' 2" (2.48m x 2.19m)  
Overlooking the entrance approach. Radiator. Wood flooring. Fitted desk and shelving.

## LOUNGE

15' 8" x 14' 4" (4.80m x 4.37m)  
uPVC window to side. Sliding doors to rear garden. Gas fire with wooden surround. Radiator.

## DINING ROOM

13' 6" x 8' 11" (4.12m x 2.72m)  
Overlooking the lawned front garden. Wood flooring. Radiator.

## KITCHEN/BREAKFAST ROOM

12' 6" x 9' 6" (3.82m x 2.92m)  
Fitted with a wide range of base and eye level units incorporating on and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated fridge/freezer and dishwasher. Fitted electric double oven with extractor fan over. Tiled splash backs and flooring. uPVC double glazed window to rear overlooking garden. Radiator. Door to utility room.

## UTILITY ROOM

7' 5" x 5' 1" (2.28m x 1.55m)  
Units and worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine and space for tumble dryer. Tiled splash back. Wall mounted gas central heating boiler. Tiled flooring. Door to side. Radiator.

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## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the spacious first floor landing. Airing cupboard housing the hot water cylinder with shelving. Access to part boarded roof space.

### BEDROOM ONE

12' 8" x 9' 10" (3.87m x 3.m)

Overlooking the attractive rear garden, a good sized double bedroom. Radiator. Door to ensuite. Fitted wardrobes.

### ENSUITE

Quality white suite comprising low level wc, wash hand basin and shower cubicle with twin shower heads. Tiled flooring. Full wall tiling. Window to side. Chrome heated towel rail.

### BEDROOM TWO

12' 5" x 9' 9" (3.79m x 2.99m)

Double bedroom with rear aspect. Radiator.

### BEDROOM THREE

9' 3" x 9' 1" (2.83m x 2.79m)

A third double bedroom overlooking the quiet close, Radiator.

### BEDROOM FOUR

8' 11" x 8' 5" (2.73m x 2.59m)

Aspect to front, a good sized fourth bedroom. Radiator.

### BEDROOM FOUR

8' 11" x 8' 5" (2.73m x 2.59m)

Original bathroom with power shower over, low level wc, wash hand basin with storage below. Wall tiling to splash back areas. Obscured glass window to side. Chrome heated towel rail. Recessed spot lights.

## OUTSIDE

### REAR GARDEN

A delightful south facing rear garden enjoying a beautiful paved wide patio area leading onto a well manicured area of lawn backing onto a small wooded area. Enclosed by timber fencing. Gate to side leading to front and pedestrian access to double garage. Outside tap. Outside lighting.

### FRONT GARDEN

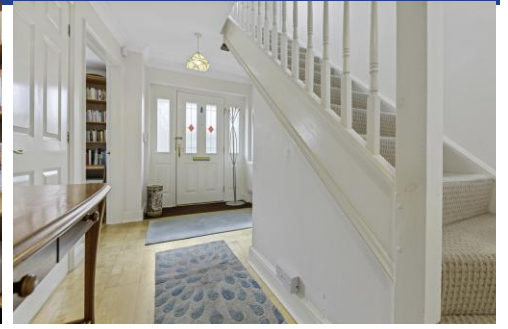
Lawn and hedgerow to front with double width driveway leading to garage.

### DOUBLE GARAGE

18' 0" x 17' 10" (5.49m x 5.46m)

Detached double garage with twin up and over access doors. Power and lighting.

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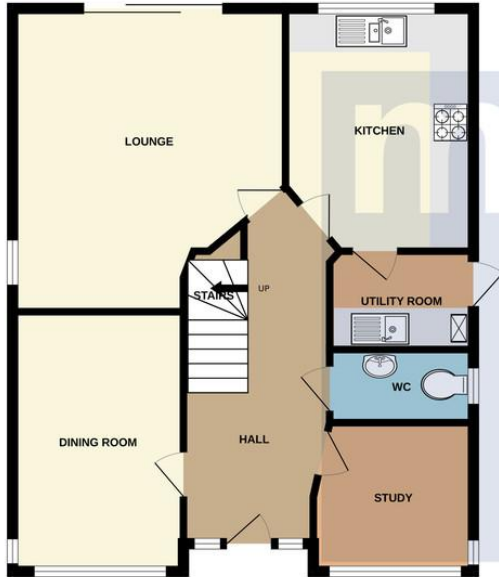


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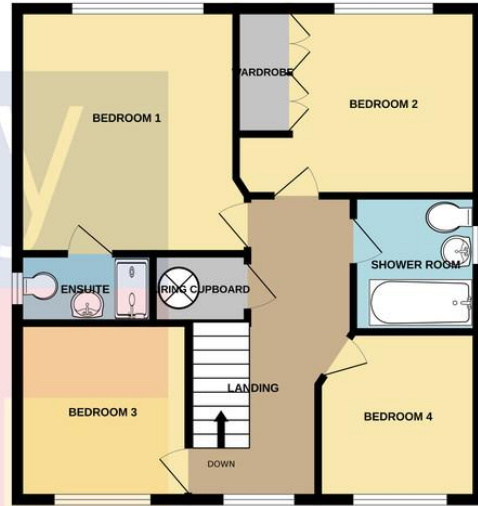


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GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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

**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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