

90 Heol Isaf,  
Radyr, Cardiff, CF15 8EA



Estate Agents and  
Chartered Surveyors

Asking Price Of

£699,950



Semi- Detached Property

4

1

2

2

# Property Description

**\*\* FOUR BEDROOM SEMI-DETACHED \*\* WESTERLY FACING REAR GARDEN \*\* NO CHAIN \*\*** A traditional, four bedroom semi-detached home situated within the popular area of Radyr, within close proximity to the main village, doctors surgery and the Westerly facing rear garden backing on to the tennis club. The accommodation briefly comprises; porch, hallway, lounge, sitting room, kitchen/breakfast room, pantry, utility room and cloakroom. To the first floor are four bedrooms, bath and shower room. Front garden with driveway leading to garage. Westerly facing rear garden. EPC Rating: D

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1790 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.

## PORCH

6' 2" x 2' 11" (1.89m x 0.91m)

Entered via glazed front door with matching side window into porch. Flagstone flooring. Glazed door with stained glass windows to front.

## HALLWAY

14' 6" x 12' 9" (4.44m x 3.89m)

An impressive entrance hallway with turning staircase to first floor. Parquet wood flooring. Radiator. Doors to lounge, sitting room, kitchen/breakfast room and under stair cupboard. Feature fireplace with traditional tiled hearth.

## LOUNGE

15' 7"(into bay) x 13' 5" (4.76m x 4.090m)

A stunning cast iron fireplace with marble surround and slate hearth. Parquet wood flooring. Feature bay window to front, beamed ceiling. Radiator.

## SITTING ROOM

15' 5" x 12' 1" (4.70m x 3.70m)

Double glazed French patio doors with matching side windows, to rear patio. Feature gas fireplace with slate hearth. Parquet wood flooring. Radiator.

## KITCHEN/BREAKFAST ROOM

18' 4" x 12' 11" (5.59m x 3.94m)

A solid oak bespoke kitchen fitted with a wide range of base and eye level units incorporating stainless steel sink with complementary granite work surfaces. Integrated dishwasher and fridge. Fitted 'Smeg' range cooker with extractor hood over. Tiled flooring. Spotlights. Bay window and second window to side aspect. Doors to pantry and utility room. Two radiators.

## PANTRY

5' 1" x 3' 7" (1.55m x 1.10m)

Fitted storage cupboards. Space for freezer with worktop over. Tiled flooring. Window to side.

## UTILITY ROOM

9' 5" x 5' 8" (max)(2.88m x 1.74m)

Space for washing machine. Wall mounted gas central heating boiler. Tiled flooring. Window and external glazed door to rear. Extractor fan.

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#### CLOAKROOM

4' 11" x 2' 10" (1.52m x 0.87m)

Low level WC and wash hand basin. Tiled flooring and splash backs. Radiator. Window to side.

#### FIRST FLOOR

#### LANDING

Approached via a quarter turning staircase leading to the central landing area. Obscured leaded light window to side. Access to roof space. Radiator. Airing cupboard with radiator.

#### BEDROOM ONE

16' 0" x 11' 5" (into bay)(4.90m x 3.50m)

Overlooking the lawned front garden, a good sized principle bedroom. Range of fitted wardrobes. Radiator.

#### BEDROOM TWO

15' 5" x 12' 2" (4.72m x 3.71m)

Aspect to rear, a second double bedroom. Wash hand basin. Range of fitted wardrobes. Radiator.

#### BEDROOM THREE

15' 0" x 12' 7" (4.59m x 3.84m)

Overlooking the delightful rear garden, a fourth double bedroom. Wash hand basin. Radiator.

#### BEDROOM FOUR

12' 10" x 9' 0" (3.92m x 2.76m)

Aspect to front, a fourth double bedroom. Built in cupboard. Radiator.

#### BATH AND SHOWER ROOM

8' 6" x 7' 1" (2.60m x 2.18m)

A sizeable family bathroom with white suite comprising low level wc, wash hand basin, corner shower cubicle, panelled bath. Two windows to side. Extractor fan. Fully tiled walls and floors. Recessed spotlights. Radiator.

#### OUTSIDE

#### REAR GARDEN

A westerly facing rear garden comprising a delightful paved patio leading onto an area of lawn enclosed by conifers plants and shrubs. Additional enclose rear paved area.

#### FRONT GARDEN

Lawned front garden with long cobble style paved driveway to side leading to garage.

#### GARAGE

20' 11" x 9' 6" (6.39m x 2.90m)

Detached single garage with roller shutter entrance door. Power and lighting.



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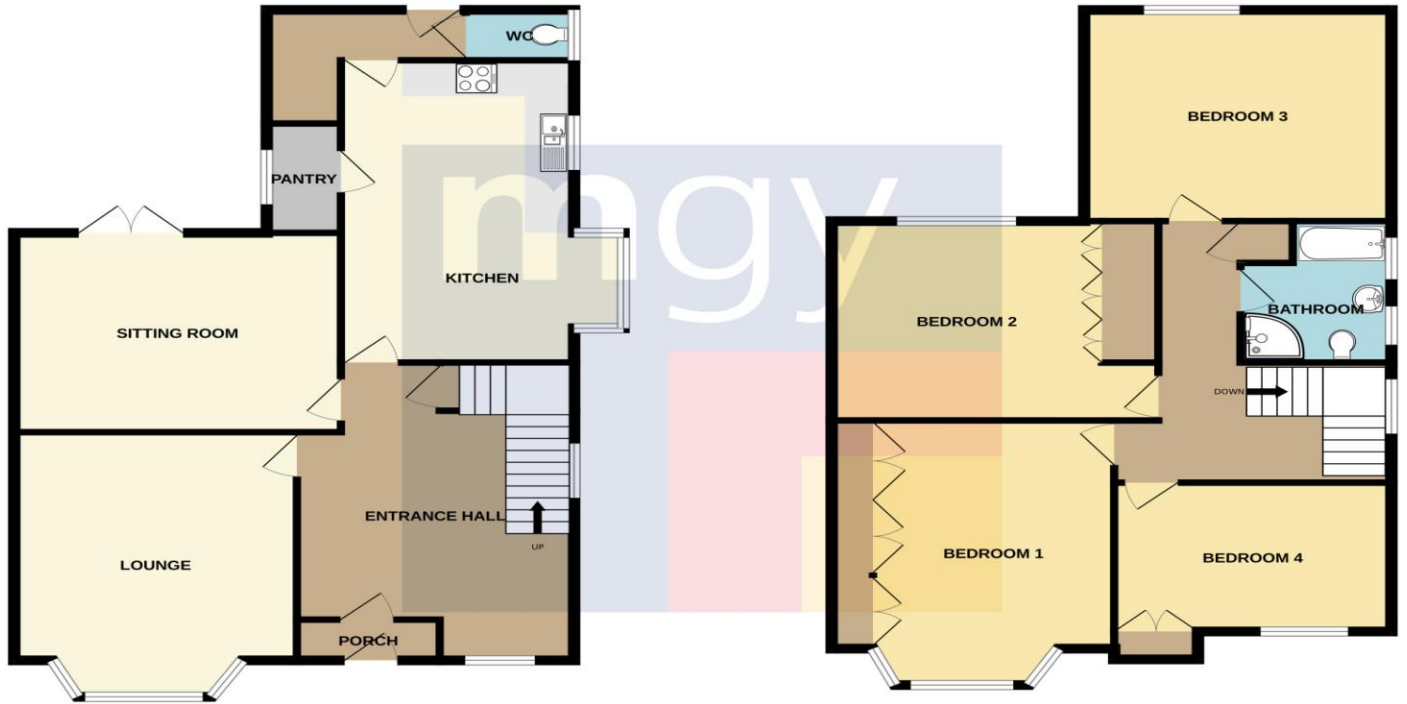




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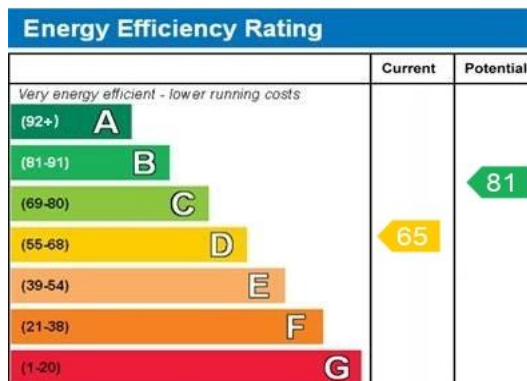
GROUND FLOOR  
911 sq.ft. (84.6 sq.m.) approx.

1ST FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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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