



6 WOODFIELD AVENUE
RADYR
CARDIFF CF15 8EF

ASKING PRICE OF
£475,000



SEMI-DETACHED PROPERTY



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**** BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME **** An extended and beautifully presented three bedroom semi detached family home in the sought after area of Radyr, being located on favoured Woodfield Avenue, a short distance from local amenities and transport links. Spacious entrance hallway, large open plan kitchen/dining and family room, lounge overlooking the lawned front garden, utility room and cloakroom. To the first floor are three good sized bedrooms, one with ensuite and a modern family bathroom. Gas central heating, double glazed windows. Delightful rear garden comprising paved patio with glass balustrade and area of lawn with further paved patios. Long driveway to side leading to garage. EPC Rating: E

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,189 SQ FT

VIEWING: 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, bars, 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

Entered via driveway to front door, gated access to rear garden and single garage. Laid to lawn with shrub border.

HALLWAY

13' 9" x 6' 11" (4.20m x 2.12m)

Entered via recently installed double glazed composite front door with matching window to side, into hallway. Parquet wood flooring. Solid oak doors to lounge and kitchen/dining/family room. Radiator. Stairs to first floor with under stair storage space.

LOUNGE

13' 3" x 13' 1" (4.04m x 4.01m)

Feature cast iron fireplace with granite hearth. Parquet wood flooring. Column radiator. Solid oak glazed double doors to kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM

23' 3" x 16' 6" (7.11m x 5.04m)

An exceptional, open-plan kitchen/dining/family room fitted with a wide range of modern base and full height pantry style units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated electric double oven, microwave and dishwasher. Space for American fridge/freezer. The central island includes induction hob, fitted base units with complementary work surfaces and breakfast bar. Space for wine fridge. Tiled splash backs. Radiator. Oak wood flooring with underfloor heating (to the extension). Feature three double glazed bi-fold doors to rear garden with beautiful outlook. Three double glazed velux windows to rear. Door to utility room.

UTILITY ROOM

18' 4" x 5' 0" (max) (5.59m x 1.54m)

A sizeable utility with side access. Plumbing for washing machine. Concealed 'Baxi' combi gas central heating boiler. Door to side. Window to side. Tiled flooring.

CLOAKROOM

Quality white suite comprising low level wc, vanity wash basin with storage below. Obscured glass window to rear. Tiled flooring. Chrome heated towel rail. Underfloor heating.



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FIRST FLOOR

LANDING

Approached via a quarter turning staircase with natural oak spindle banister leading to the spacious central landing area. Window to side. Access to roof space with fitted loft ladder.

BEDROOM ONE

10' 5" x 10' 0" (3.20m x 3.06m)

Overlooking the woodland to the rear, a good sized double bedroom. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, vanity wash basin with storage below, shower cubicle with black frame enclosure and black shower. Tiled splash back. Extractor fan.

BEDROOM TWO

13' 3" x 11' 4" (4.04m x 3.46m)

Overlooking the lawned front garden, an excellent sized second double bedroom. Radiator.

BEDROOM THREE

8' 11" x 8' 7" (2.73m x 2.62m)

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

FAMILY BATHROOM

6' 9" x 6' 7" (2.08m x 2.02m)

Quality white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with chrome twin head shower above and swivel shower screen. Full wall tiling. Obscured glass window to rear. Tiled flooring. Radiator.

OUTSIDE

REAR GARDEN

Delightful paved patio with glass balustrade. Keyblock paved pathway with beds of plants and shrubs leading to an area of lawn. Rear keyblock paved patio. Enclosed by timber fencing. Backing onto woodland. Timber storage shed. Outside lighting. Outside power point.

FRONT GARDEN

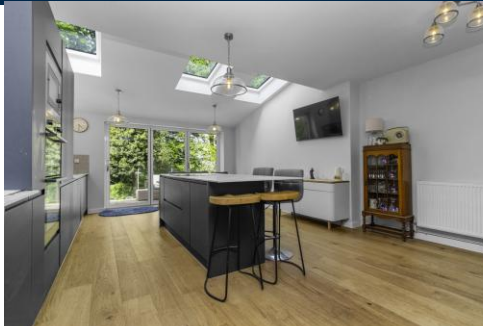
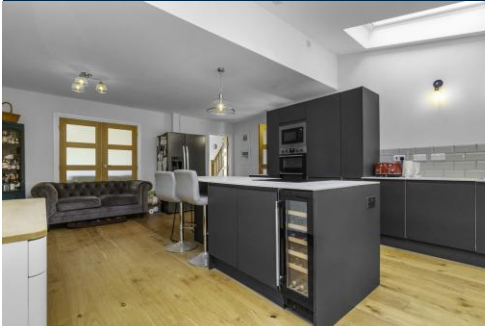
Area of lawn to front with long driveway leading to double opening timber driveway gates.

GARAGE

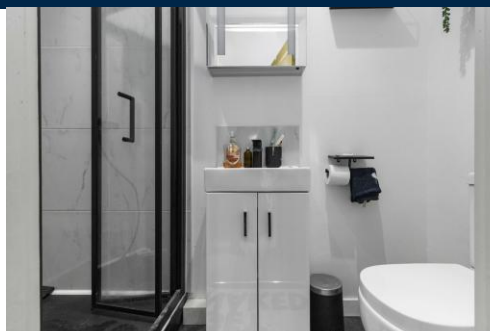
Single garage with up and over access door. Window to side. Power and lighting.



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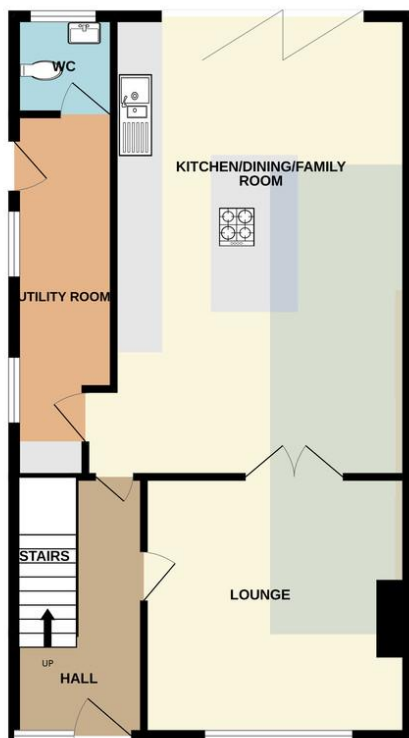
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GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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