



**38 WINDSOR ROAD**  
RADYR  
CARDIFF CF15 8BQ

GUIDE PRICE

**£1,295,000**



**SEMI-DETACHED HOUSE**



**6**



**3**



**4**



**3**

**\*\* SIX BEDROOM PERIOD HOME \*\* ON LARGE CORNER PLOT \*\*** MGY are pleased to offer this exceptional six bedroom semi-detached period home situated on a spacious corner plot within the heart of Radyr. The accommodation briefly comprises; reception hallway, cloakroom, lounge, kitchen/family room, dining room, boot room, basement including utility room and gym/games room. On the first floor are three bedrooms including principal bedroom with en-suite, plus the family bathroom. To the second floor are three excellent sized bedrooms/study and second bathroom. Outside there are beautifully manicured gardens with South facing rear aspect including an assortment of flowerbeds and shrubs. Driveway to front with electric car charger. EPC: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: I**

**FLOOR AREA APPROX: 4,072 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the popular suburb of Radyr which is well served with local amenities including shops, a golf course and tennis club. There are two primary schools and it is within the catchment area for Radyr Comprehensive School. There are regular bus and train services plus easy access to the A470 and M4 motorway.

#### RECEPTION HALLWAY

23' 5" x 23' 3" (7.14m x 7.09m)

Approached via the original wood panelled stained glass entrance door leading to the exceptionally spacious reception hallway with stained glass windows to two aspects. Feature open fireplace. Quality herringbone style woodblock flooring. Staircase to first floor.

#### CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled flooring. Tiled splash back. Obscured glass window. Radiator.

#### LOUNGE

18' 7" x 17' 10" (5.68m x 5.45m)

An exceptional primary reception with feature side turret with windows overlooking the rear garden. Stained glass windows to side. French doors to rear garden. Radiator.

#### DINING ROOM

21' 4" x 15' 1" into bay (6.51m x 4.62m)

Overlooking the large rear garden, with door to patio. Feature fireplace with fitted handmade cabinets either side of chimney breast. Quality woodblock flooring.

#### KITCHEN/DINER/FAMILY ROOM

33' 9" x 14' 11" (10.31m x 4.56m)

A bespoke fitted kitchen appointed along three sides in wood panelled fronts beneath granite worktop surfaces. Inset ceramic sink. Inset chimney breast 'Aga' with tiled splashback. Integrated dishwasher and freezer. Ample space for family dining and seating with french doors and windows to front opening to the front paved patio. Windows and blinds to roof pitch. Recessed spotlights. Additional built in storage. Tiled flooring throughout. Built in wine storage rack. Underfloor heating. Built in pantry housing the fridge freezer and with additional shelving and tiled flooring. Door to basement.

#### BOOT/BOILER ROOM

With door from front leading to the boot/boiler room. Ideal storage for shoes and coats. Wall mounted 'Vaillant' gas central heating boiler. Window to front. Tiled flooring.

#### BASEMENT LEVEL

With staircase down to the basement. Tiled flooring. Doors to two rooms.

#### GYM/GAMES ROOM

20' 11" x 14' 1" (6.39m x 4.30m)

Versatile basement room currently kitted out with gym equipment. Radiator.

#### UTILITY ROOM

With units and worktops to one side. Inset stainless steel sink. Plumbing for washing machine. Space for tumble dryer. Tiled splash back. Tiled flooring. Additional shelving. Radiator.

#### FIRST FLOOR LANDING

19' 10" x 7' 1" (6.07m x 2.18m)

A stunning, split level landing with doors to three spacious bedrooms and family bathroom. Traditional half panelled walls. Double glazed window to front. Turning staircase to second floor. Radiator.

#### BEDROOM ONE

29' 1" x 14' 7" (8.89m x 4.47m)

A fantastic principal suite expanding 29 ft. With bespoke



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fitted wardrobes to one wall and into the dressing area. Cupboard housing hot water tank. Double glazed windows to side and rear with beautiful views towards Cardiff City Centre. Radiator. Door to en-suite.

## EN-SUITE

11' 10" x 7' 6" (3.61m x 2.29m)

Low level WC, pedestal wash hand basin, fitted double shower cubicle with glass screen, and panelled bath. Ladder radiator. Tiled flooring and splash backs. Spotlights. Extractor fan. uPVC double glazed window to front. LED mirror. Under floor heating.

## BEDROOM TWO

20' 4" x 17' 10" max (6.20m x 5.46m)

The second bedroom features a corner turret with double glazed windows to all aspects. Two radiators. Double glazed window to rear with views.

## BEDROOM THREE

16' 9" x 13' 1" max (5.13m x 4.01m)

Double glazed bay window to side. Freestanding pedestal wash hand basin into recess. Radiator.

## BATHROOM

13' 1" x 9' 9" max to cupboards (3.99m x 2.98m)

The suite comprises low level WC, pedestal wash hand basin, panelled bath, and fitted shower cubicle. Tiled flooring and splash backs. Feature stained glass windows to front. Ladder radiator. Spotlights. Extractor fan. Fitted storage cupboards to one wall.

## SECOND FLOOR LANDING

Approached via a full turning staircase leading to the spacious first floor landing. Half landing with storage cupboard. Access to roof space.

## BEDROOM FOUR

20' 6" x 13' 3" (6.27m x 4.04m)

An excellent sized fourth double bedroom with windows to two aspects. Built in walk in wardrobe. Radiator.

## BEDROOM FIVE

11' 9" x 11' 2" (3.60m x 3.41m)

With views of Drysgol Road and Windsor Avenue a fifth generous double bedroom. Radiator.

## BEDROOM SIX/HOME OFFICE

19' 10" x 13' 8" (6.07m x 4.18m)

Enjoying views of the Cardiff skyline. A sixth double bedroom or ideal home office. A range of fitted bookshelves and storage cupboards. Feature fireplace. Radiator.

## FAMILY BATHROOM TWO

9' 10" x 6' 9" (3.01m x 2.07m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap, wide shower cubicle with chrome shower. Tiled splashback. Obscured glass window. Extractor fan. Recessed spotlights. Chrome heated towel rail.

## REAR GARDEN

A delightful south facing rear garden comprising large slate style paved patio leading onto a well manicured area of lawn enclosed by well tended hedgerow. An assortment of flower and shrub beds throughout with inset silver birch and Japanese Acers. A truly tranquil setting.

## FRONT AND SIDE GARDEN

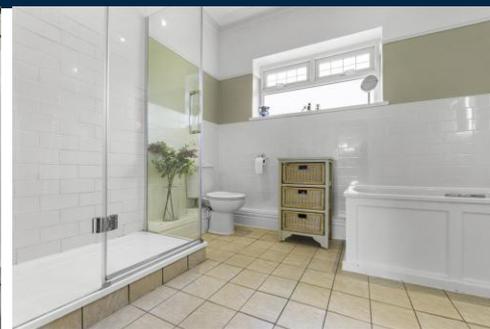
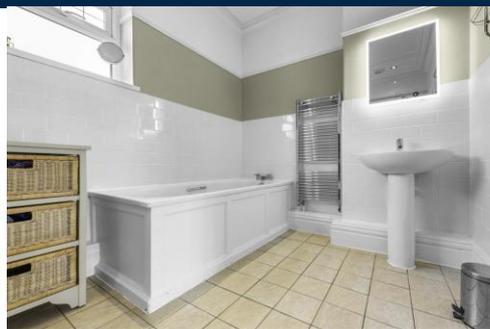
Paved patio area to front with long driveway to side. Enclosed by hedgerow and low level brick wall. Inset plants and shrubs along with a maturing acer. Electric car charger. Access to the rear garden.



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TOTAL FLOOR AREA: 4072 sq.ft. (378.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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