

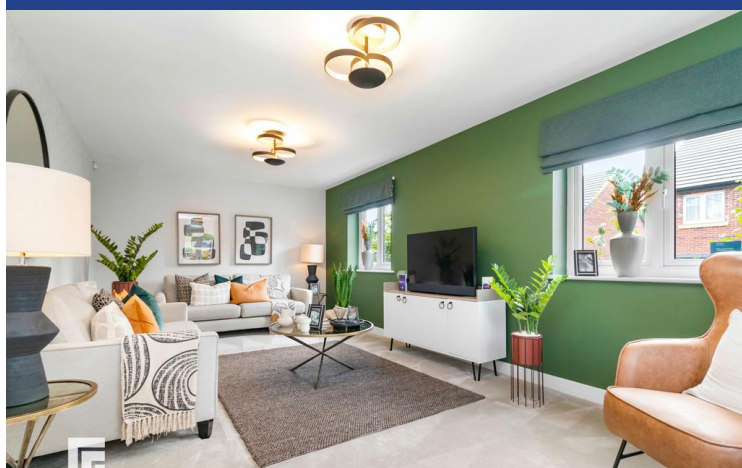
St. John Avenue, Radyr, Cardiff, CF15 8GS



Estate Agents and
Chartered Surveyors

Asking Price Of

£499,995



Detached House

4

2

3

1

Property Description

**** FOUR BEDROOM BELLWAY HOME ****
KITCHEN/DINER ** GARAGE ** 'The Bowyer' is a newly built detached, four bedroom Bellway home boasting a spacious lounge, open-plan kitchen and dining area, utility area and WC. To the first floor; principal bedroom with en-suite, a further two double bedrooms, a fourth bedroom and family bathroom. Well proportioned rear garden - laid to lawn and patio. Block paved driveway and single garage. EPC: TBC

Tenure Freehold

Council Tax Band

Floor Area Approx 1,356 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 clubs, doctors and dentists surgeries, optician, 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

Steps with metal balustrade leading to front door, private driveway to side leading to single garage. Lawned garden to side.

HALLWAY

Entered via a composite door. Doors to all rooms. Stairs to first floor.

LOUNGE

21' 5" x 11' 2" (6.54m x 3.42m)
A spacious family living space. Two uPVC double glazed window to Side and window to front. Two radiators.

CLOAKROOM

5' 4" x 3' 4" (1.65m x 1.02m)
Modern low level WC and wall hung wash hand basin. Half Tiled walls. Heated towel rail. uPVC double glazed window. Radiator.

KITCHEN/ DINING ROOM

11' 9" x 9' 11" (3.60m x 3.04m)

An open plan kitchen/dining room fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven, gas hob with extractor hood over. Integrated fridge/freezer, and dishwasher. Two radiators. Spotlights. uPVC double glazed window and French patio doors to side. Opening to utility room.

UTILITY ROOM

6' 7" x 6' 1" (2.03m x 1.87m)
Fitted base units incorporating stainless steel sink and drainer, with complementary work surfaces. Cupboard housing gas central heating boiler. Extractor fan. Storage cupboard. uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Half galleried landing with doors to four bedrooms and bathroom. Radiator. Loft access.

BEDROOM ONE

14' 0" x 12' 0" (4.29m x 3.66m)
uPVC double glazed window. Radiator. Airing cupboard housing hot water cylinder. Door to en-suite.

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EN SUITE

7' 4" x 4' 8" (2.25m x 1.44m)

The suite includes low level WC, pedestal wash hand basin and shower cubicle. Tiled splash backs. Spotlight. Extractor fan. Ladder radiator. uPVC double glazed window to front.

BEDROOM TWO

11' 6" x 10' 8" (3.53m x 3.27m)

uPVC double glazed window to front. Radiator.

BEDROOM THREE

11' 6" x 10' 5" (3.53m x 3.18m)

uPVC double glazed window to side. Radiator.

BEDROOM FOUR

9' 7" x 8' 5" (2.93m x 2.58m)

uPVC double glazed window to side. Radiator.

BATHROOM

7' 8" x 7' 4" (2.35m x 2.25m)

The bathroom includes low level WC, wall hung wash hand basin, bath with chrome mixer tap and shower attachment. Half tiled walls. Extractor fan. Obscured uPVC double glazed Window to front. Ladder radiator.

OUTSIDE

REAR GARDEN

Bordered by a brick wall, a good sized rear garden. Lawn area with paved patio. Timber gate leading to driveway and garage.

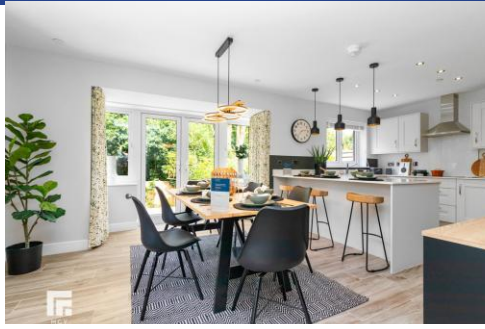
GARAGE

Single garage with up and over door. Driveway with parking for two vehicles.

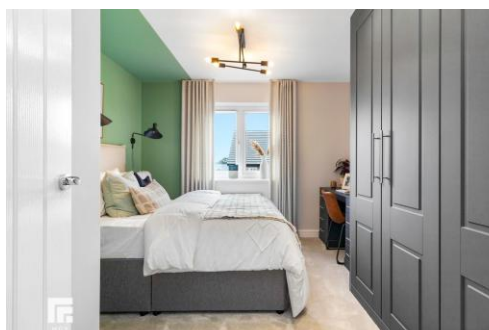
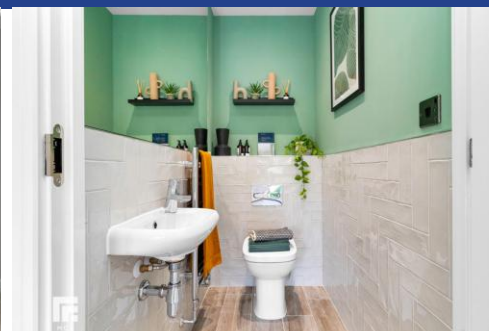
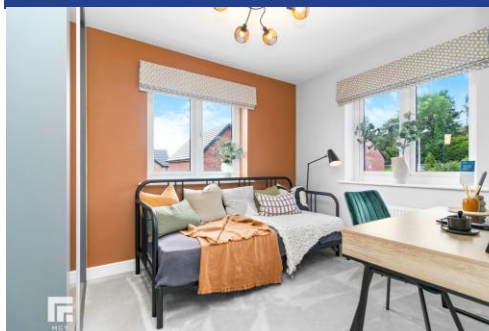
ADDITIONAL INFORMATION

Please note: Internal photographs are of the ' Bowyer ' show home. Therefore will not be sold furnished or with flooring as presented in the images.

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Ground Floor



First Floor

EPC TO FOLLOW

Radyr 029 2084 2124

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



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