

9 Ffordd Las, Radyr, Cardiff, CF15 8EP



Estate Agents and
Chartered Surveyors

Asking Price Of

£799,950



Detached House



Property Description

EXCEPTIONALLY SPACIOUS FOUR DOUBLE BEDROOM DETACHED ** LARGE REAR GARDEN ** LONG DRIVEWAY & GARAGE ** An exceptionally spacious, three storey, four double bedroom detached family house located on a sought after no-through road, looking onto Radyr Golf Course from the front and fantastic views over the Garth mountain from the rear. Entrance porch, spacious hallway, cloakroom, large lounge, playroom, modern fitted kitchen with integrated appliances and granite worktops. To the first floor are four double bedrooms, primary bedroom with ensuite shower room and family bathroom. To the lower ground floor is a family sitting room with french doors to the rear garden. The lower ground floor offers the potential for a fifth bedroom with the conversion of the garage. In addition, the vendors have obtained planning permission to extend the rear of the property to include an extended living area, bedroom and bathroom. All designed to provide a lower ground floor annex, ideal for multi-generational living. Planning permission can be viewed using reference 20/02427/DCH. Gas central heating, double glazing. Large rear garden comprising paved patio and lawn, large timber storage shed. Long keyblock driveway to the rear accessed via double gates and leading to the garage. Enclosed lawned front garden and keyblock driveway to front. EPC Rating: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 2281 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the sought after village of Radyr which is well served by local amenities. These include a parade of shops golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two primary schools and a comprehensive school. A train station and regular bus service into the City Centre are also close at hand.

ENTRANCE PORCH

Approached via a composite entrance door leading to the entrance porch way. Windows to front and side.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the exceptionally spacious entrance hallway. Quality woodblock flooring. Low level understairs storage. Staircase to first floor. Radiator.

CLOAKROOM

Modern white suite comprising low level wc, vanity wash hand basin. Wall tiling to half height. Obscured glass window to side. Tiled flooring. Radiator.

LOUNGE

20' 4" x 14' 11" (6.22m x 4.56m)

A large primary reception with two windows to front. Inset cast iron wood burner with slate hearth and oak beam above. Two radiators. Double doors to playroom.

PLAYROOM

15' 10" x 9' 10" (4.85m x 3.02m)

Overlooking the large rear garden, a good sized second reception. Door to kitchen. Radiator.

KITCHEN AND DINING ROOM

17' 11" x 15' 10" (5.47m x 4.85m)

Well appointed along four sides in shaker style panelled fronts Beaty granite worktop surfaces. Inset 1.5 bowl sink. Space for range style cooker. Integrated dishwasher. Integrated full size fridge & freezer. Integrated eye level microwave. Two windows to rear. Matching range of eye level wall cupboards. Worktop breakfast bar area. Ample space for large family dining table. Recessed spot lights. Radiator. Door to staircase leading to the lower ground floor.

LOWER GROUND FLOOR

With staircase leading down to the large third reception.

SITTING ROOM

17' 4" x 15' 8" (5.30m x 4.78m)

With double opening french doors to the large rear garden, an excellent sized third reception. Under stairs storage cupboard. Two electric radiators.

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Window to side. Access to roof space. Airing cupboard housing the 'Viessmann' combi gas central heating boiler.

BEDROOM ONE

14' 6" x 13' 9" (4.43m x 4.21m)

An excellent sized primary bedroom overlooking the lawned front garden and Radyr Golf Course beyond. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below. Large walk in shower cubicle. Wall tiling to splash back areas. Extractor fan. Electric shaver point. Radiator.

BEDROOM TWO

15' 3" x 10' 10" (4.66m x 3.32m)

Overlooking the entrance approach and Golf course. Range of fitted wardrobes to one side. Radiator.

BEDROOM THREE

12' 7" x 10' 4" (3.84m x 3.17m)

Enjoying delightful views to the rear, a further double bedroom. Radiator.

BEDROOM FOUR

13' 10" x 9' 10" (4.23m x 3.00m)

Enjoying superb mountain views to the rear and overlooking the large rear garden, a further double bedroom. Radiator.

FAMILY BATHROOM

9' 1" x 7' 1" (2.77m x 2.16m)

Modern white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with chrome shower above. Plenty of bathroom storage cupboards. Obscure glass window to rear. Wall tiling to splash back areas. Recessed spotlights. Radiator.

OUTSIDE

REAR GARDEN

Large paved patio with wooden steps to a decked area leading onto a further sizeable area of lawn with a newly built timber storage shed. Conifers to rear border. Enclosed by timber fencing with rear double opening gates to the long keyblock driveway that leads to the garage.

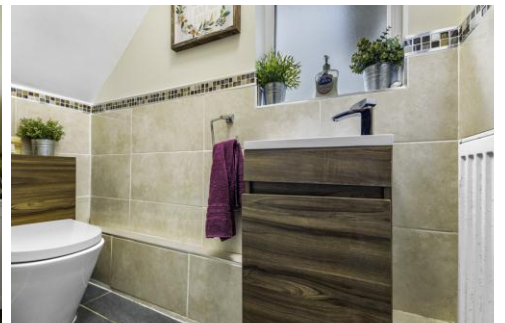
GARAGE

With up and over access door.

FRONT GARDEN

Keyblock driveway. Enclosed lawned front garden with entrance gate.

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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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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