



**21 PINE TREE CLOSE**  
**RADYR**  
**CARDIFF CF15 8RQ**

ASKING PRICE OF  
**£450,000**



**DETACHED PROPERTY**



**4**



**1**



**2**



**3**

**\*\* FOUR BEDROOM DETACHED ON A LARGE PLOT \*\* DOUBLE GARAGE \*\* OWNED SOLAR PANELS \*\*** A bright and spacious four bedroom detached family house on a large plot, located in the sought after area of Radyr, being close to transport links and amenities. Entrance hall, cloakroom, large lounge and dining room with central feature fireplace, neat fitted kitchen and breakfast room, side hallway, study and sitting room with patio doors to the garden. To the first floor are four bedrooms and a family bathroom. Gas central heating, owned solar panels providing an annual income. Rear and side lawned garden, well maintained front garden with pond and long driveway leading to the double garage. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,734 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, 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 HALLWAY

Approached via a uPVC entrance door with windows to either side leading to the spacious hallway. Door to rear garden. Large storage cupboard. Laminate flooring. Radiator.

#### CLOAKROOM

White suite comprising low level wc, wash hand basin. Laminate flooring.

#### LOUNGE AND DINING ROOM

22' 6" x 18' 10" (6.86m x 5.75m)

An excellent sized open plan lounge and dining room with central wood burning fire. Patio doors to rear garden. Window to front and side. Steps down to the dining room. Staircase to first floor.

Two radiators. Door to kitchen.

#### KITCHEN AND BREAKFAST

18' 9" x 7' 11" (5.74m x 2.43m)

With units and worktops to three sides. Inset stainless steel sink and side drainer. Space for slot in cooker. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Wall mounted gas central heating boiler. Windows to front and rear. Space for family breakfast table. Chrome heated towel rail. Opening to side entrance.

#### SIDE ENTRANCE HALLWAY

With wood panelled door to front, leading to the side hallway. Laminate flooring. Access to roof space. Radiator. Opening to kitchen.

#### STUDY

10' 11" x 6' 7" (3.35m x 2.03m)

Overlooking the entrance approach, a versatile room currently used as a study. Laminate flooring. Radiator.

#### SITTING ROOM

12' 6" x 9' 10" (3.82m x 3.00m)

With patio doors to the rear and side gardens. Window to side. Laminate flooring. Radiator.



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## FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing. Window to front. Access to roof space. Large storage cupboard also housing solar panel control system.

## BEDROOM ONE

12' 0" x 11' 11" (3.68m x 3.65m)

Overlooking the delightful garden, a good sized primary double bedroom. Built in double wardrobe. Radiator.

## BEDROOM TWO

10' 11" x 8' 6" (3.35m x 2.60m)

Overlooking the garden to the rear, a second double bedroom. Radiator.

## BEDROOM THREE

11' 11" x 7' 9" (3.64m x 2.37m)

Aspect to side, a third double bedroom. Built in wardrobe. Radiator.

## BEDROOM FOUR

9' 0" x 6' 8" (2.76m x 2.05m)

Aspect to side. Radiator.

## FAMILY BATHROOM

7' 6" x 5' 3" (2.30m x 1.62m)

Comprising low level wc, vanity wash basin with storage below, panelled bath with shower above, folding shower screen. Obscured glass window. Acrylic slash back. Built out airing cupboard housing hot water cylinder.

## OUTSIDE

### REAR AND SIDE GARDEN

Delightful L-shaped gardens to rear and side comprising decked relaxation area and lawn with inset maturing trees with fruit trees to one boundary.

### FRONT GARDEN

Large driveway leading to garage. Feature pond. Paved pathway to front door.

### DOUBLE GARAGE

16' 9" x 14' 11" (5.13m x 4.57m)

With up and over access door. Power and lighting. Water tap.





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TOTAL FLOOR AREA: 1734 sq.ft. (161.1 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		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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