



**5 FISHER HILL WAY**  
**RADYR**  
**CARDIFF CF15 8DR**

ASKING PRICE OF  
**£550,000**



**DETACHED PROPERTY**



**4**



**2**



**3**



**2**

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1257 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\*DETACHED PROPERTY\*\*FOUR BEDROOMS\*\*SOUGHT AFTER LOCATION\*\***

A beautifully presented, four bedroomed, detached property in the sought after location of Radyr. Entrance hall, lounge, kitchen/breakfast/family room, study/dining room and WC. To the first floor is a spacious principal bedroom with en-suite, a further three double bedrooms, and family bathroom. A well maintained rear garden and single garage. EPC Rating: C

**LOCATION**

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding areas.

**ENTRANCE**

Entered via cul-de-sac via paved pathway to front door. Laid to lawn with boundary hedge. Access to single garage. Gated access to rear.

**HALLWAY**

Entered via front door with double glazed panel over, into hallway. Doors to lounge, dining room/study, kitchen/breakfast/family room and WC. Stairs rising to first floor with under stair cupboard. Oak wood flooring. Radiator.

**LOUNGE**

15' 2" x 11' 3" (4.64m x 3.45m)  
Feature electric fire with marble hearth. uPVC double glazed French patio doors to rear garden. Radiator.

**DINING ROOM/STUDY**

11' 3" x 6' 11" (3.45m x 2.12m)  
uPVC double glazed window to front. Radiator.

**KITCHEN/BREAKFAST/FAMILY ROOM**

22' 4" x 10' 11" (6.82m x 3.33m)

A stunning, recently installed kitchen fitted with a range of base and eye level units incorporating ceramic sink with Quartz worktops and upstand. Fitted electric oven and microwave. Four burner gas hob with extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Spotlights. Luxury Vinyl Tile (LVT) flooring. Two radiators. Double aspect uPVC double glazed windows to front and rear, external double glazed door to side.

**CLOAKROOM**

4' 8" x 3' 6" (1.43m x 1.07m)

Low level WC and pedestal wash hand basin. Oak wood flooring. Tiled splash backs. Radiator. uPVC double glazed window to rear.

**FIRST FLOOR**

**LANDING**

Doors to four bedrooms and bathroom. Airing cupboard housing gas central heating boiler. Radiator.

**BEDROOM ONE**

11' 6" x 11' 2" (3.52m x 3.42m)

Fitted wardrobes to one wall. uPVC double glazed window to front. Radiator. Door to en-suite.

**ENSUITE**

7' 4"(max) x 5' 10" (2.25m x 1.79m)

Low level WC, pedestal wash hand basin and fitted shower cubicle. Tiled splash backs. Radiator. Extractor fan and shaver point. uPVC double glazed window to front.

**BEDROOM TWO**

13' 1"(max) x 10' 4" (3.99m x 3.16m)

Fitted wardrobe. uPVC double glazed window to front. Radiator.

**BEDROOM THREE**

11' 6"(max) x 8' 10" (3.53m x 2.71m)

Fitted wardrobe. uPVC double glazed window to rear. Radiator.



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## BEDROOM FOUR

9' 1" x 8' 8"(max) (2.77m x 2.66m)

uPVC double glazed window to rear. Radiator.

## BATHROOM

7' 6" x 5' 6" (2.30m x 1.69m)

The suite comprises low level WC, pedestal wash hand basin and panelled bath. Tiled splash backs. Shaver point and extractor fan. Radiator. uPVC double glazed window to rear.

## OUTSIDE

### REAR GARDEN

Mainly laid to lawn with paved patio, raised decking and boundary fence. Shrub borders. Outside tap. Pedestrian door to garage. Gated access to front.

### GARAGE

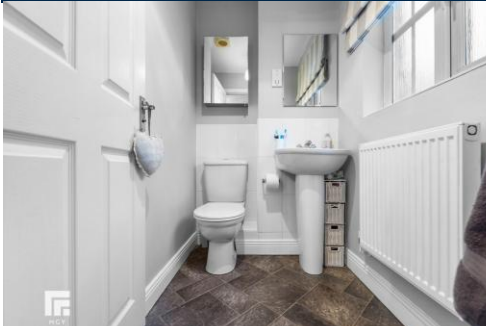
A single garage with up and over garage door. Light and power.



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**Ground Floor**



**First Floor**

Total floor area 116.8 m<sup>2</sup> (1,257 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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



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