



9 GARTH ISAF
RADYR
CARDIFF CF15 8GQ

ASKING PRICE OF

£650,000



DETACHED PROPERTY


4


3


4


2

**** BEAUTIFULLY PRESENTED ****
SOUTHERLY FACING REAR GARDEN **
DOUBLE GARAGE **
A modern Redrow built 'Sunningdale' style four bedroom detached family home, in a popular location in Radyr close to amenities. Entrance Hall, cloakroom, spacious lounge, sitting room/study, exceptional kitchen/diner with quality 'White Arabesque' stone worktops and integrated appliances, utility room. To the first floor there are four double bedrooms, 2 en-suite shower rooms and a separate family bathroom. High spec fixtures and fittings throughout including quality 'Porcelanosa' tiled flooring and fitted 'Hammonds' wardrobes. Gas central heating, uPVC double glazing. A delightful, landscaped southerly facing rear garden, wide driveway to front leading to the double garage.
EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,711 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN/DINER

19' 8" x 13' 8" (6.01m x 4.19m)

Appointed along three sides in high quality shaker style panelled units beneath 'White Arabesque' stone worktop surfaces, inset 2 bowl sink, with worktop side drainer to side, inset 5 ring 'Siemens' gas hob with 'Siemens' extractor hood above, integrated 'Siemens' double oven, integrated dishwasher with matching front, integrated two full height fridge and freezers, matching range of eye level wall cupboards, splashback upstand matching worktop and tiles above, ample space for large family dining table, double sliding doors with windows to either side opening to the exceptional rear garden, large under stairs storage cupboard, door to utility room, 'Porcelanosa' tiled flooring and radiator.

UTILITY ROOM

9' 4" x 5' 4" (2.86m x 1.65m)

Appointed along one side in matching units beneath marble worktop surface, inset stainless steel sink, plumbing for washing machine and a space for tumble dryer, 'Porcelanosa' tiled flooring, concealed 'Ideal Logic' gas central heating boiler, door to rear garden and radiator.

FIRST FLOOR LANDING

Approached via an easy rising single flight leading to the spacious landing area with window to front, radiator and airing cupboard housing the hot water cylinder.

BEDROOM ONE

13' 3" x 12' 1" (4.05m x 3.70m)

Overlooking the delightful lawned front garden, an excellent sized principle reception, a range of 'Hammonds' wardrobes to one side, radiator and door to ensuite.

ENSUITE SHOWER ROOM 1

7' 10" x 6' 5" (2.39m x 1.98m)

Spacious ensuite with modern white suite comprising low level wc, wash hand basin, large shower cubicle with twin headed shower, full wall & floor tiling, extractor fan, recessed spotlights, obscure glass window to side, electric shaver point and chrome heated towel rail.



M G Y . C O . U K

9 GARTH ISAF, RADYR, CARDIFF CF15 8GQ

BEDROOM TWO

15' 4" x 9' 7" (4.68m x 2.93m)

A good sized second double bedroom overlooking the rear garden, range of built out 'Hammonds' wardrobes to one side, radiator and door to second ensuite.

ENSUITE SHOWER ROOM 2

Modern white suite comprising low level wc, wash hand basin, large shower cubicle with chrome twin head shower, obscure glass window to rear, recessed spotlights, electric shaver point, floor tiling, wall tiling to splashback areas and chrome heated towel rail.

BEDROOM THREE

11' 9" x 8' 11" (3.59m x 2.73m)

Aspect to rear, a good sized third bedroom, radiator.

BEDROOM FOUR

11' 6" x 9' 8" (3.51m x 2.96m)

Overlooking the rear garden, a good sized fourth bedroom, radiator.

FAMILY BATHROOM

8' 5" x 6' 2" (2.58m x 1.89m)

Quality white suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower above, shower screen, window to front, tiled flooring, wall tiling to splash back areas, extractor fan, electric shaver point and chrome heated towel rail.

OUTSIDE

REAR GARDEN

A delightful, landscaped, southerly facing rear garden. With paved patio leading onto a large area of lawn with borders of plants and shrubs. Pathway to side leading to gate giving access to front, outside light and outside tap. The garden is enclosed by timber fencing.

FRONT GARDEN

Area of lawn with beds of plants, shrubs and low level hedgerow to front boundary, pathway to front door and side gate, driveway leading to double garage.

DOUBLE GARAGE

19' 2" x 16' 5" (5.86m x 5.02m)

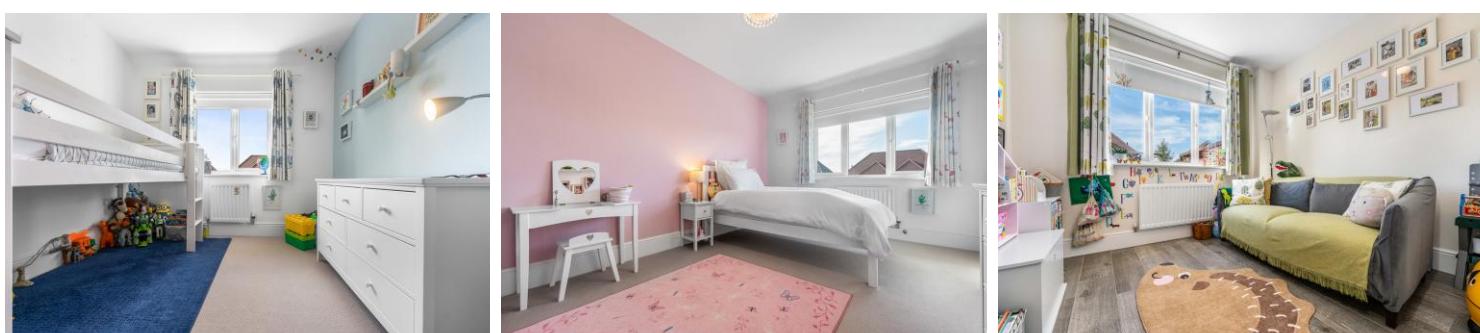
Approached via an electric up and over access door, power and lighting. Door to main residence.

SERVICE CHARGE

There is an annual service charge of approx £260 per annum, for upkeep of the Development.



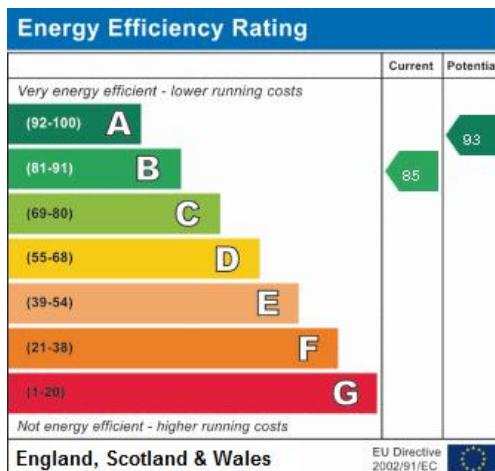
9 GARTH ISAF, RADYR, CARDIFF CF15 8GQ



9 GARTH ISAF, RADYR, CARDIFF CF15 8GQ



9 GARTH ISAF, RADYR, CARDIFF CF15 8GQ



RADYR 029 2084 2124

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK