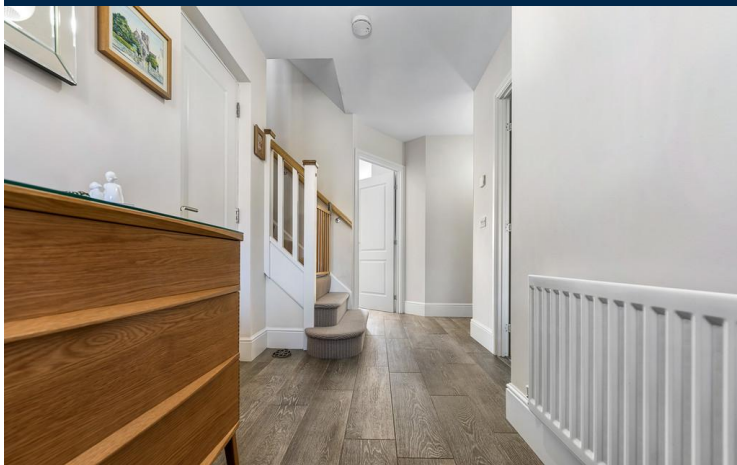




9 GARTH ISAF
RADYR
CARDIFF CF15 8GQ

ASKING PRICE OF
£650,000



DETACHED PROPERTY



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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

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 HALL

Approached via a composite panelled door with obscure glass window to upper part leading onto the spacious entrance hallway, staircase to first floor, porcelanosa tiled flooring, radiator.

CLOAKROOM

Modern white suite comprising low level wc, wash hand basin, 'Porcelanosa' tiled flooring, tiled splashback to sink, obscure glass window to side and a radiator.

LOUNGE

16' 8" x 12' 2" (5.10m x 3.71m)

A delightful and bright reception with window overlooking the lawned front garden, radiator.

SITTING ROOM/STUDY

9' 9" x 9' 4" (2.98m x 2.86m)

With window overlooking the rear garden ideal family sitting/playroom or study, radiator.

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.



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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)

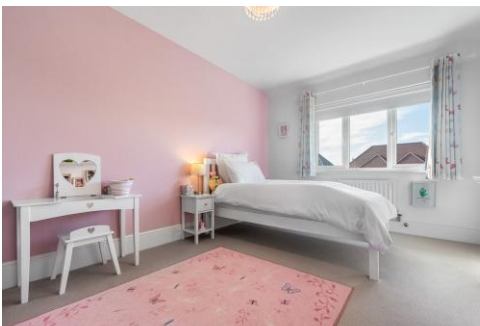
Approached via an electric up and over access door, power and lighting. Door to main residence.

SERVICE CHARGE

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



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GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.

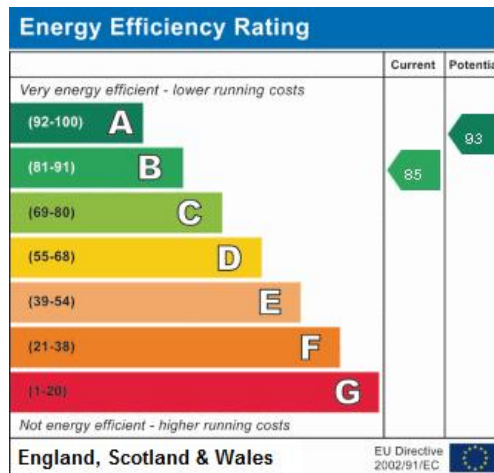


1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 1711 sq.ft. (159.0 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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