



9 THE UPLANDS
RADYR
CARDIFF CF15 8BH

OFFERS IN THE REGION OF

£425,000



DETACHED HOUSE



4



1



2



2

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1226 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** FOUR BEDROOM DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION ** DOUBLE GARAGE **** A bright and spacious four bedroom detached family house in the sought after area of Radyr, being a short walk from Radyr village, bus route and Radyr train station. Entrance hallway, cloakroom, large lounge, dining room with patio doors to the rear garden, neat fitted kitchen and rear porch access. To the first floor are four bedrooms and a family bathroom. Gas central heating. Double glazing. Tiered front garden. South westerly facing tiered rear garden. Detached double garage and parking to the rear. NO CHAIN. EPC Rating: D

LOCATION

The property is situated in this popular Cardiff suburb. Radyr is well served by local amenities to include shops, golf club and other recreational facilities. Regular public transport facilities by means of both bus and train. There are excellent schools at all levels and the property lies within the catchment area for Radyr Comprehensive School. Access to the A470 and M4 motorway is a short distance away

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the hallway. Large storage cupboard with shelving. Continuation of hallway accessed by a further wood/glass door with staircase to first floor and understairs storage cupboard. Radiator. Doors to lounge and cloakroom. Opening to dining room.

CLOAKROOM

Comprising low level wc and wash hand basin. Tiled splash back. Obscured glass window to rear.

LOUNGE

19' 4" x 11' 9" (5.90m x 3.60m)

A large primary reception with picture window overlooking the front garden and Heol Isaf. Additional window to side. Two radiators.

DINING ROOM

11' 5" x 9' 6" (3.48m x 2.92m)

A large dining room with patio doors to the rear garden. Radiator. Door to kitchen.

KITCHEN

11' 5" x 9' 4" (3.49m x 2.87m)

With units and worktops to three sides. Inset 1.5 bow stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Concealed low level gas central heating boiler. Matching range of eye level wall cupboards. Integrated fridge and integrated freezer. Tiled splash back. Window overlooking the rear garden. Door to rear porch.

REAR PORCH

With rear access via a Upvc double glazed entrance door. Door to kitchen.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the spacious central landing area. Window to side. Access to roof space.

BEDROOM ONE

13' 4" x 9' 7" (4.07m x 2.94m)

Overlooking the front garden, a good sized primary double bedroom. Fitted wardrobes to one side with sliding doors. Radiator.

BEDROOM TWO

11' 5" x 9' 6" (3.50m x 2.92m)

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

BEDROOM THREE

9' 5" x 9' 4" (2.89m x 2.86m)

Aspect to rear, a further double bedroom. Radiator.

BEDROOM FOUR

11' 10" x 5' 7" (3.61m x 1.71m)

Aspect to side, a good sized fourth bedroom. Radiator.



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FAMILY BATHROOM

6' 1" x 5' 7" (1.87m x 1.71m)

White suite comprising low level wc, wash hand basin, wood panelled bath with shower above. Wall tiling to splash back areas. Airing cupboard housing the hot water cylinder. Obscured glass window to side. Radiator.

OUTSIDE

REAR GARDEN

Enjoying a south westerly aspect. A beautifully presented tiered gardens with areas of lawn and neat borders of plants and shrubs. Paved steps leading to rear entrance gate providing access to parking and garages.

FRONT GARDEN

With tiered levels of plants and shrubs to front. Pathway and steps to front. Double gates on one side to rear garden with other side having one entrance gate.

DOUBLE GARAGE

17' 8" x 8' 9" (5.39m x 2.68m)

With twin up and over access doors. Garage each measuring approx 5.39 x 2.68. Both with power and lighting.

PARKING

In front of garages.



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GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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