



1 STRYD SILS AP SION  
RADYR  
CARDIFF CF15 8HD

£575,000



## DETACHED HOUSE

4

2

3

1

**\*\* MODERN FOUR DOUBLE BEDROOM DETACHED \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* GARAGE \*\*** A beautifully presented and exceptionally spacious four double bedroom detached family home in the sought after area of Radyr, being a modern Redrow 'Shaftsbury' style property. Entrance hallway, cloakroom, large lounge with feature media wall with inset fire recess, spacious kitchen/diner and family room with breakfast bar island, utility room. To the first floor is a large landing, four double bedrooms, primary bedroom with ensuite shower room and a separate modern family bathroom with shower over bath. Gas central heating. Double glazing. Paved patio and lawned rear garden enjoying a south westerly aspect. Long driveway leading to garage. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,345 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **KITCHEN/DINER/FAMILY ROOM**

25' 5" x 11' 5" (7.76m x 3.50m)

An excellent sized open plan kitchen/diner and family room with kitchen well appointed along two sides in 'Cranbrook Platinum' finish panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above. Two integrated oven and grills. Integrated fridge freezer. Integrated dishwasher. Pantry style storage with double doors and drawers below. Matching range of eye level wall cupboards. Tiled splash back. Large breakfast bar island with storage. Large space for family sitting or dining. Window to front and overlooking the garden. Patio doors leading to the paved patio. LVT flooring. Two radiators. Door to utility room.

#### **UTILITY ROOM**

6' 5" x 5' 8" (1.96m x 1.75m)

With units and worktops to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine and space for tumble dryer. Concealed 'Ideal Logic' combi gas central heating boiler. LVT flooring. Door to driveway. Radiator.

#### **FIRST FLOOR**

##### **LANDING**

Approached via an easy rising staircase leading to the large central landing area. Window to front. Access to roof space. Large airing cupboard housing the hot water cylinder. Radiator.

#### **BEDROOM ONE**

11' 10" x 11' 7" (3.63m x 3.55m)

With window to side, a good sized primary bedroom. Fitted wardrobes to one side with sliding doors. Radiator. Door to ensuite shower room.



**M G Y . C O . U K**

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## EN-SUITE SHOWER ROOM

7' 10" x 4' 6" (2.41m x 1.39m)

Quality white suite comprising low level wc, wash hand basin, large walk in shower cubicle with chrome shower. Wall tiling to splash back areas. Obscured glass window to side. Electric shaver point. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

11' 6" x 9' 7" (3.51m x 2.93m)

Aspect to front, an excellent second double bedroom. Radiator.

## BEDROOM THREE

11' 10" x 9' 1" (3.63m x 2.79m)

Overlooking the entrance approach with a second window to side, a further double bedroom. Radiator.

## BEDROOM FOUR

11' 6" x 8' 9" (3.52m x 2.67m)

Overlooking the lawned garden, a fourth double bedroom. Radiator.

## FAMILY BATHROOM

8' 1" x 6' 7" (2.47m x 2.01m)

Quality white suite comprising low level wc, wash hand basin and panelled bath with chrome shower above and swivel glass shower screen. Tiled splash back. Electric shaver point. Extractor fan. Obscured glass window. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

A south westerly facing garden a large paved patio with steps down to a lower large area of lawn. A variety of inset plants and shrubs with maturing trees to rear border offering maximum privacy. Brick wall to one boundary and timber fence to other two boundaries. Outside light. Outside tap. Pedestrian door giving access to the garage.

### FRONT GARDEN

Inset shrubs to front with paved steps and pathway to front door.

### DRIVEWAY

Long driveway to the rear leading to the garage.

### GARAGE

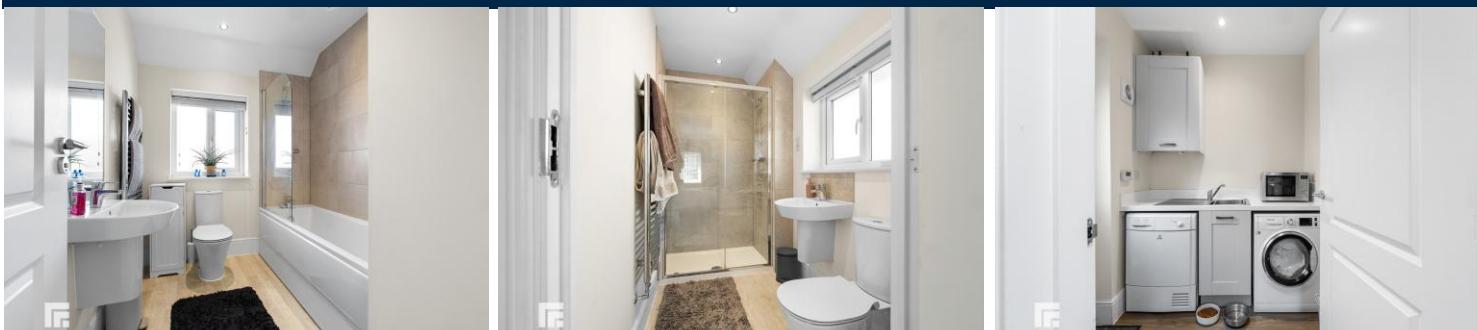
With up and over access door.



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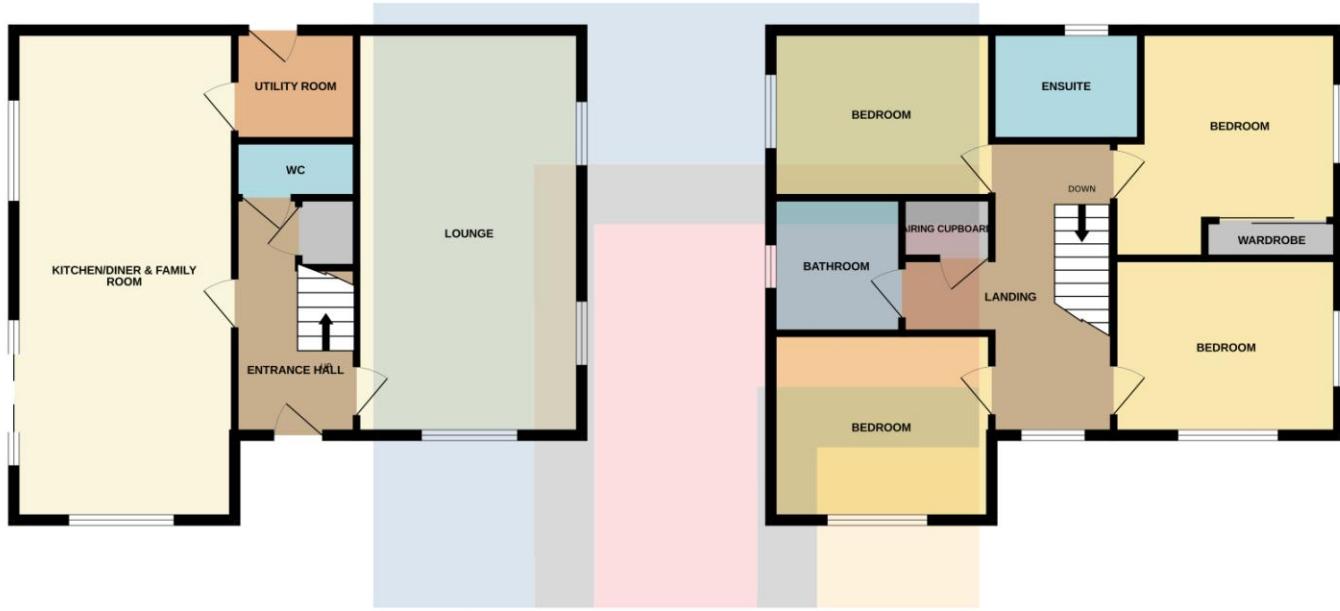
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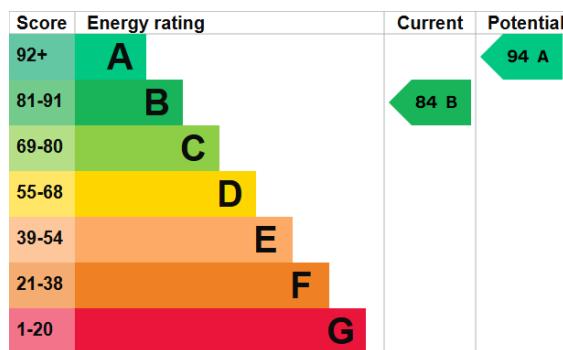
GROUND FLOOR  
672 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1345 sq.ft. (124.9 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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