



HOLLY HOUSE, 155 HEOL ISAF
RADYR
CARDIFF CF15 8DX

ASKING PRICE OF
£895,000



DETACHED PROPERTY



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**** EXCEPTIONALLY SPACIOUS FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE ** 0.4 ACRE PLOT ** NO CHAIN **** An exceptionally spacious four double bedroom detached family house located on a plot of approx. 0.4 acres at the head of a private driveway, in the sought after area of Radyr being a short distance from Radyr village and transport links. Entrance hallway, spacious ground floor shower room, versatile playroom or ground floor bedroom, large lounge leading to the dining room and neat fitted kitchen, utility room and cloakroom. To the first floor is a large landing, four double bedrooms, primary bedroom with ensuite bath & shower room and there is a sizeable family bath & shower room. Gas central heating. Large lawned front garden with long driveway leading to garage and a paved patio and lawned rear garden. No chain. EPC Rating: E

TENURE: FREEHOLD

COUNCIL TAX BAND: I

FLOOR AREA APPROX: 3,445 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

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 area.

ENTRANCE PORCH

With patio entrance doors to front.

ENTRANCE HALLWAY

19' 3" x 7' 3" (5.88m x 2.21m)

Approached via a wood grain effect entrance door leading to the spacious hallway. Staircase to first floor. Tiled flooring. Large window to rear.

SHOWER ROOM

13' 10" x 10' 8" (4.23m x 3.26m)

Large shower room comprising low level wc, wash hand basin with storage below, large walk in shower cubicle with chrome shower. Tiled splash back. Tiled flooring. Obscured glass window to rear. Storage cupboard and additional large under stairs storage cupboard.

PLAY ROOM/GROUND FLOOR BEDROOM

14' 4" x 12' 6" (4.37m x 3.83m)

With windows to front, a versatile room with potential to be used as a ground floor bedroom if required. Radiator.

LOUNGE

26' 2" x 18' 1" (7.98m x 5.53m)

With patio doors and window to front and additional window overlooking the rear garden, an exceptionally spacious primary reception. Laminate flooring. Two vertical radiators. Feature fireplace. Laminate flooring. Double doors to dining room. Door to kitchen.

DINING ROOM

20' 4" x 15' 4" (6.21m x 4.68m)

A large family dining room with patio doors to rear patio and window overlooking the rear garden. Laminate flooring. Radiator. Door to kitchen.

KITCHEN/BREAKFAST ROOM

19' 3" x 15' 10" (max)(5.87m x 4.83m)

Well appointed along four sides in woodgrain effect finish fronts beneath laminate worktop surfaces. Inset sink with side drainer. Inset four ring hob with concealed cooker hood above and oven below. Space for fridge. Space for freezer. Matching range of eye level wall cupboards. Worktop breakfast bar. Tiled flooring. Wall tiling. Window to front. Radiator. Door to laundry room.

LAUDRY ROOM

10' 11" x 5' 11" (3.34m x 1.81m)

Plumbing for washing machine. Storage cupboards with shelving. Tiled flooring. Radiator. Door to utility room.

UTILITY ROOM

9' 4" x 8' 9" (2.86m x 2.67m)

Units and worktops to one side. Inset stainless steel sink. Inset four ring gas hob. Full wall tiling. Door to garden. Tiled flooring. Door to cloakroom.

CLOAKROOM

Comprising low level wc and wash hand basin. Full wall tiling. Tiled flooring. Obscured glass window.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the spacious first floor landing. Two windows to rear. Wood flooring. Two radiators. Large storage cupboard.



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BEDROOM ONE

15' 4" x 14' 2" (4.69m x 4.33m)

Bay window to front, patio doors opening to the side balcony, an excellent sized primary bedroom. Wood flooring. Large wardrobe. Two radiators. Door to ensuite.

ENSUITE BATH AND SHOWER ROOM

15' 4" x 7' 4" (4.68m x 2.25m)

Quality white suite comprising low level wc, vanity wash basin with storage below, walk in shower cubicle with glass side screen and a freestanding roll top bath with shower mixer tap. Tiled splashback to shower area. Airing cupboard housing the hot water cylinder. Obscure glass window to side. Tiled flooring. Heated towel rail.

BEDROOM TWO

15' 5" x 10' 3" (4.71m x 3.14m)

With bay style window to rear and window to side, a good sized double bedroom. Large wardrobe. Wood flooring. Radiator.

BEDROOM THREE

15' 3" x 9' 5" (4.65m x 2.89m)

Overlooking the entrance approach, a good sized third double bedroom. Wood flooring. Radiator.

BEDROOM FOUR

19' 0" x 14' 11"(max) (5.81m x 4.55m)

Aspect to side, a fourth double bedroom. Wood flooring. Radiator.

FAMILY BATH AND SHOWER ROOM

13' 3" x 9' 5" (4.05m x 2.89m)

An excellent sized family bath & shower room with white suite comprising low level wc, vanity wash basin with storage below, walk in shower cubicle with glass side screen, freestanding bath with central taps. Wall tiling to shower. Tiled flooring. Window to front. Radiator.

OUTSIDE

REAR GARDEN

Paved patio leading onto an exceptionally large area of lawn enjoying an enclosed setting. Conifers, trees and shrubs to borders. Side access.

FRONT GARDEN

Large area of lawn to front with long driveway and borders of plants and shrubs. Paved patio and pathway to front. Side access.

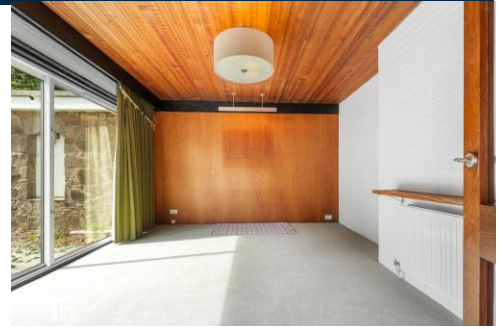
GARAGE

25' 10" x 20' 0"(max) (7.89m x 6.10m)

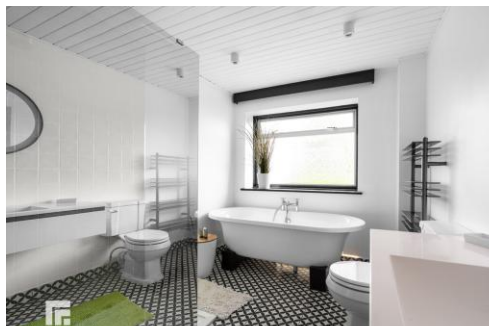
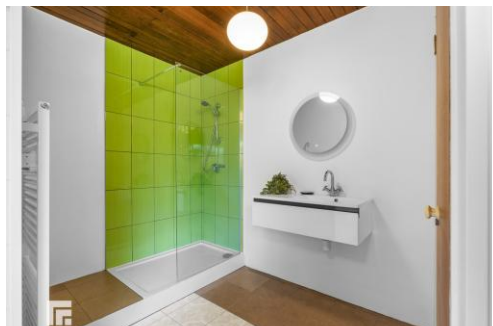
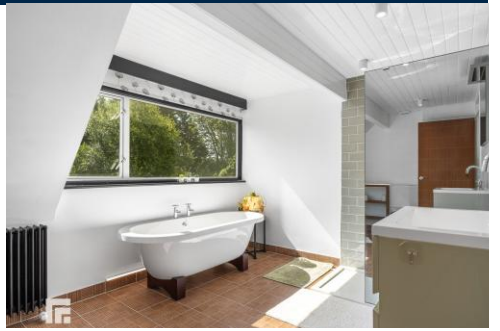
With up and over access door. Power and lighting. Cold water tap. Door to rear garden.



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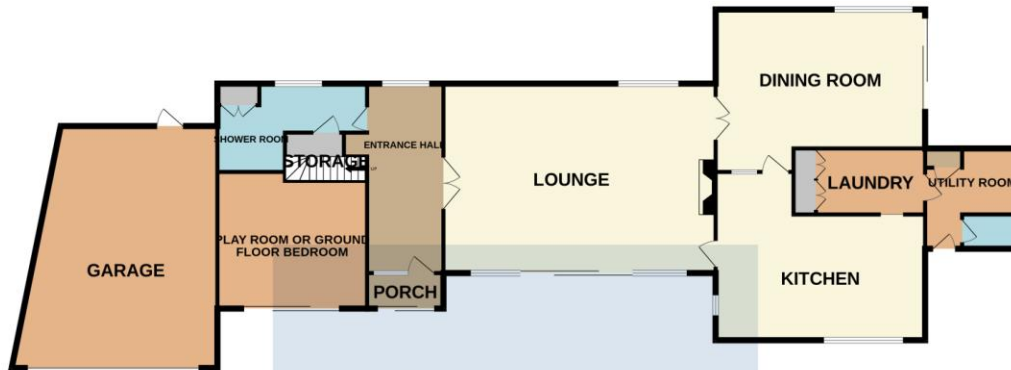


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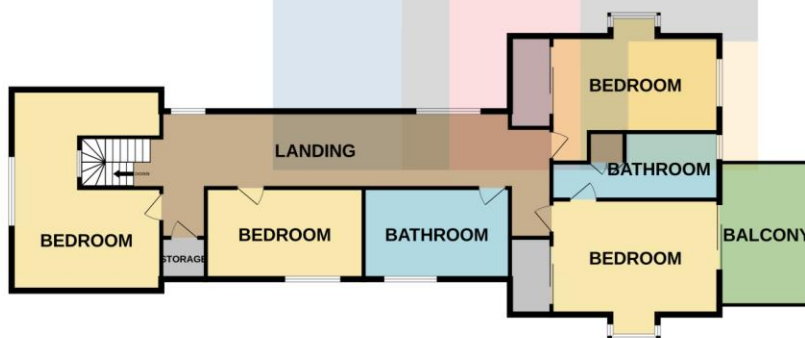


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GROUND FLOOR
2070 sq.ft. (192.3 sq.m.) approx.

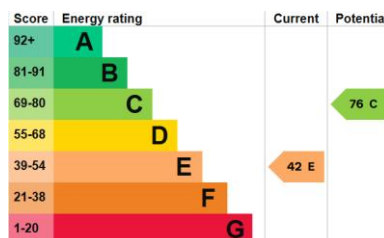


1ST FLOOR
1375 sq.ft. (127.7 sq.m.) approx.



TOTAL FLOOR AREA : 3445 sq.ft. (320.0 sq.m.) approx.

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