



13 AEL-Y-BRYN
RADYR
CARDIFF CF15 8AZ

ASKING PRICE OF

£525,000



DETACHED PROPERTY



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** A UNIQUELY DESIGNED 'UPSIDE DOWN' STYLE DETACHED HOUSE ** FIVE BEDROOMS ** LARGE GARDEN ** A well proportioned five bedroom detached family house in the popular area of Radyr, being a short distance from amenities and transport links. Entrance hallway with large under stair storage cupboard, cloakroom, two good sized bedrooms, one with adjoined shower room, utility leading to additional storage room. To the first floor are three bedrooms, kitchen/diner, two reception rooms and a family bathroom. Hot air heating and double glazed windows. Delightful rear garden laid mainly to lawn with well stocked beds of plants and shrubs. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,737 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

16' 0" x 8' 8" (4.89m x 2.66m)

Another good sized bedroom. Window to front. Built in storage. Recessed spotlights. Door to shower room.

SHOWER ROOM

5' 8"(max) x 5' 4" (1.73m x 1.64m)

A white suite comprising of wash hand basin and shower cubicle. Full wall tiling. Electric shaver point. Extractor fan.

UNDERSTAIRS STORAGE

Spacious under stair storage cupboard housing gas powered hot air heating system.

CLOAKROOM

5' 8" x 3' 3" (1.74m x 1.01m)

A white suite comprising of low level wc and wash hand basin with storage below. Full wall tiling. Obscured glass windows leading to side.

UTILITY ROOM

8' 9" x 4' 4" (2.69m x 1.33m)

A range of base and eye level units appointed along one side below laminate worktops. Inset stainless steel sink with side drainer. Space for washing machine and separate drier. Tiled splashback areas. wood panelled ceilings. Door to side storage room.

STORAGE ROOM

19' 10" x 5' 6" (6.07m x 1.68m)

Additional storage room with upvc door to front. Velux window. Electricity.

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, cricket 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

Approached via upvc sliding doors with part obscured glass windows.

ENTRANCE HALLWAY

Upvc door with quad panes of obscured glass windows leading to spacious entrance hall. Doors leading to two bedrooms, utility room, under stair storage and wc.

BEDROOM ONE

9' 3" x 11' 1" (2.82m x 3.39m)

A good sized primary bedroom overlooking the entrance approach. Built in storage appointed along one wall.



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FIRST FLOOR

LANDING

Approached via a single flight staircase leading to the central landing area. Access to roof space. Airing cupboard housing the hot water cylinder.

LOUNGE

17' 4" x 14' 4" (5.29m x 4.37m)

With patio doors to the large rear garden, an excellent sized primary reception. Feature fireplace with living flame gas fire. Door to sitting room/playroom.

SITTING ROOM/PLAYROOM

14' 6" x 11' 2" (max)(4.43m x 3.41m)

A versatile reception. Patio doors to rear patio. Additional window to rear. Pitched roof with velux window.

KITCHEN AND DINER

25' 10" x 9' 2" (7.89m x 2.81m)

Well appointed along the three sides in woodgrain finish fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring induction hob with cooker hood above. Integrated 'Neff' oven and grill. Integrated dishwasher. Integrated fridge. Window overlooking the front with views of Castle Coch. Tiled splash back. Additional window to side. Ample space for large family dining table and seating. Storage cupboard. Tiled flooring. Door to side.

BEDROOM THREE

15' 1" x 9' 3" (4.62m x 2.83m)

Overlooking the entrance approach and Castle Coch views, a further double bedroom. Range of fitted wardrobes and bedside drawers.

BEDROOM FOUR

14' 2" x 10' 4" (4.34m x 3.17m)

Aspect to side, a good sized double bedroom. Fitted wardrobes to one side.

BEDROOM FIVE

9' 3" x 6' 0" (2.84m x 1.83m)

Aspect to front, a versatile fifth bedroom currently utilised as a home office.

FAMILY BATHROOM

6' 10" x 5' 9" (2.10m x 1.77m)

White suite comprising low level wc, vanity wash basin with storage below, freestanding bath with central taps and shower mixer. Full wall tiling. Tiled flooring. Recessed spotlights. Obscured glass window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a south westerly aspect, a delightful and sizeable rear garden comprising large paved patio with steps to a good sized area of lawn with further rear tired levels of paved patio relaxation. Enclosed by timber fencing and hedgerow. Access to side.

FRONT GARDEN

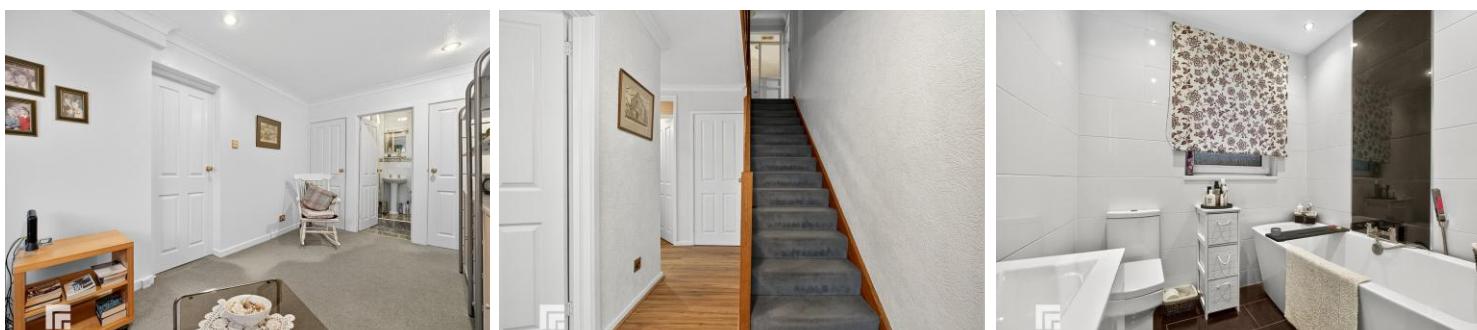
Area of lawn with inset shrubs. Two car side by side Keyblock driveway.



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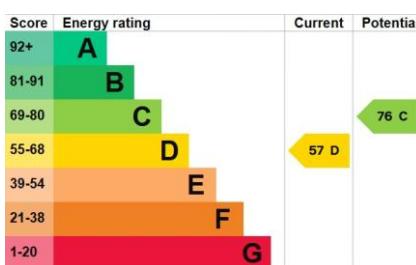
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GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.3 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 not 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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