



18 CLOS PARC RADUR
RADYR
CARDIFF CF15 8GH

ASKING PRICE OF

£585,000



DETACHED HOUSE



4



2



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**** CAMBRIDGE STYLE FOUR BEDROOM DETACHED ** DETACHED GARAGE ** A**
beautifully presented, four bedroom detached, Redrow built, 'Cambridge' style family home, in a sought after modern developments, with easy access to Radyr village and transport links. Entrance hallway, cloakroom, large lounge, spacious kitchen/diner and family room with quality quartz worktops and central breakfast island, separate utility room. To the first floor are four bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Attractive paved patio and lawned rear garden. Keyblock driveway to side leading to garage. EPC rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

UTILITY ROOM

6' 6" x 5' 8" (2.00m x 1.75m)

With matching kitchen units and quartz worktop. Inset stainless steel sink. Plumbing for washing machine. Space for tumble dryer. Concealed 'Ideal Logic' gas central heating boiler. Door to side drive. Quality wood effect tiled flooring. Radiator.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Radiator.

BEDROOM ONE

15' 5" x 12' 3" (4.71m x 3.75m)

Overlooking the front, an excellent sized primary bedroom. Fitted wooden shutters. Fitted wardrobes to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Tiled splash back. Electric shaver point. Recessed spotlights. Obscured glass window to side. Extractor fan. Quality wood effect tiled flooring. Chrome heated towel rail.

BEDROOM TWO

13' 3" x 9' 3" (4.05m x 2.84m)

Overlooking the entrance approach, a good sized second double bedroom. Fitted wooden shutters. Fitted wardrobes. Radiator.

BEDROOM THREE

11' 3" x 10' 0" (3.44m x 3.07m)

Overlooking the attractive rear garden, a third double bedroom. Radiator.

BEDROOM FOUR

9' 1" x 7' 6" (2.77m x 2.30m)

Aspect to rear. Radiator.



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FAMILY BATHROOM

10' 9" x 5' 9" (3.29m x 1.76m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel glass shower screen. Tiled splash back. Obscured glass window to side. Extractor fan. Electric shaver point. Tiled flooring. Airing cupboard housing the hot water cylinder with shelving. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

With a delight curved paved patio leading onto an area of lawn with lower tier lawn area. Outside tap. Timber shed behind garage. Timber gate leading to driveway.

FRONT GARDEN

Area of lawn and loose barn. Hedgerow to front. Paved pathway to front door.

DRIVEWAY

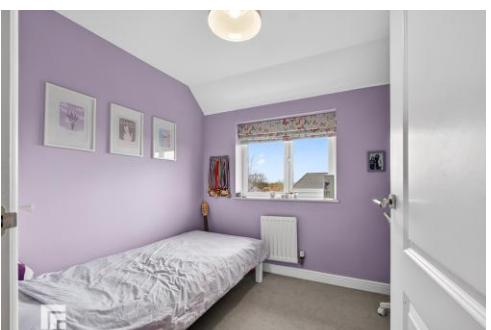
Long Keyblock driveway to side.

GARAGE

Detached single garage with up and over access door.



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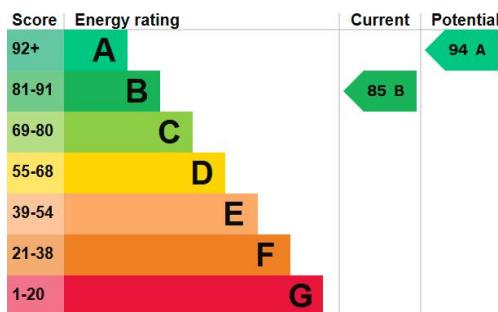


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FLOORPLAN TO FOLLOW



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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