



7 HEOL ROALD DAHL
RADYR
CARDIFF CF15 8GT

ASKING PRICE OF
£459,950



DETACHED PROPERTY



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TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,076 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

**** DETACHED PROPERTY ** THREE BEDROOMS ** SOUTH EASTERLY SUNNY REAR GARDEN ** IMMACULATE THROUGHOUT **** A beautifully presented three bedroom Redrow 'Warwick' style three bedroom detached property in the sort after area of Radyr. Entrance hallway, spacious family lounge, open plan kitchen/dining room and cloakroom. To the first floor; primary bedroom with fitted wardrobes and en-suite shower room, a second spacious double bedroom, family bathroom and third bedroom. Landscaped rear garden. Garage and driveway. EPC Rating: B

LOCATION

The property is situated on the much sought after Parc Plymouth development in the semi rural village of Radyr. Local amenities include a parade of shops, restaurant, golf and tennis clubs, doctors and dentist surgeries, train station and regular bus service to and from the city centre. There are also two good primary schools and a comprehensive school.

ENTRANCE HALL

Entered via a modern composite door, 'LVT' flooring. Modern wall panelling. Radiator. Built in understairs cupboard. Stairs leading to first floor. Doors to all rooms.

LOUNGE

16' 5" x 11' 5" (5.01m x 3.49m)
A spacious family lounge. Radiator. uPVC window to front

CLOAKROOM

5' 8" x 3' 1" (1.73m x 0.96m)
Modern white suite; low level WC and wall hung wash hand basin with chrome mixer tap. Modern wall panelling. Radiator. Obscured glass window to front. Continuation of 'LVT' flooring from hallway.

KITCHEN/DINING ROOM

18' 6" x 12' 0" (5.64m x 3.66m)
Appointed along two sides; high and low level cupboards beneath quality laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated 'SMEG' oven, integrated 'SMEG' microwave oven, integrated 'AEG' fridge freezer and integrated 'BOSCH' dishwasher. Breakfast bar/island. Pantry cupboard. Tiled splashback. Utility cupboard with plumbing for washing machine and space for tumble dryer. Vertical radiator. 'LVT' flooring. uPVC window to rear. Double sliding doors opening into garden.

FIRST FLOOR

LANDING

uPVC window to side. Radiator. Storage cupboard housing 'Ideal' combi boiler. Access to roof space. Doors to all rooms



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BEDROOM ONE

11' 9" x 11' 3" (3.60m x 3.45m)

A good sized primary bedroom. Built in mirrored sliding door wardrobes. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

8' 3" x 4' 1" (2.53m x 1.27m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, shower cubicle with chrome shower and glass sliding shower door. Extractor fan. Shaving point. Chrome heated towel rail. Tiled flooring. Obscured glass window to side.

BEDROOM TWO

11' 6" x 11' 1" (3.53m x 3.39m)

A spacious second double bedroom. Radiator. uPVC window to rear.

BEDROOM THREE

11' 8" x 7' 1" (3.57m x 2.17m)

A third bedroom. Radiator. uPVC window to rear.

FAMILY BATHROOM

8' 2" x 6' 10" (2.49m x 2.09m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, bath with chrome mixer tap, chrome shower and tiled bath panel. Extractor fan. Chrome heated towel rail. Shaving point. Large built in storage cupboard. Tiled splashback and flooring. Obscured glass window to front.

OUTSIDE

REAR GARDEN

A beautifully landscaped, sunny, South easterly facing rear garden. Boarded by a brick wall and timber fence, paved patio leading to a large area of artificial lawn. Wooden sleepers and balustrade bordering a further, raised, paved patio seating/barbecue area. Outside tap. Timber gate to side leading to driveway and garage.

FRONT

Mature shrubs. Paved steps leading to front door.

GARAGE

Single garage. Up and over door. Power and lighting.

DRIVEWAY

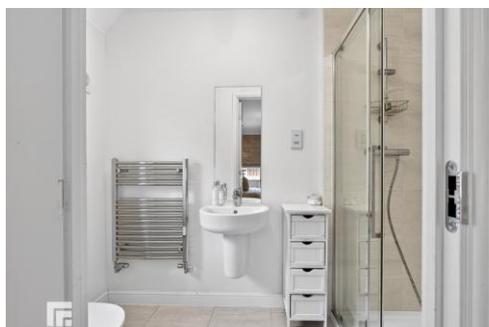
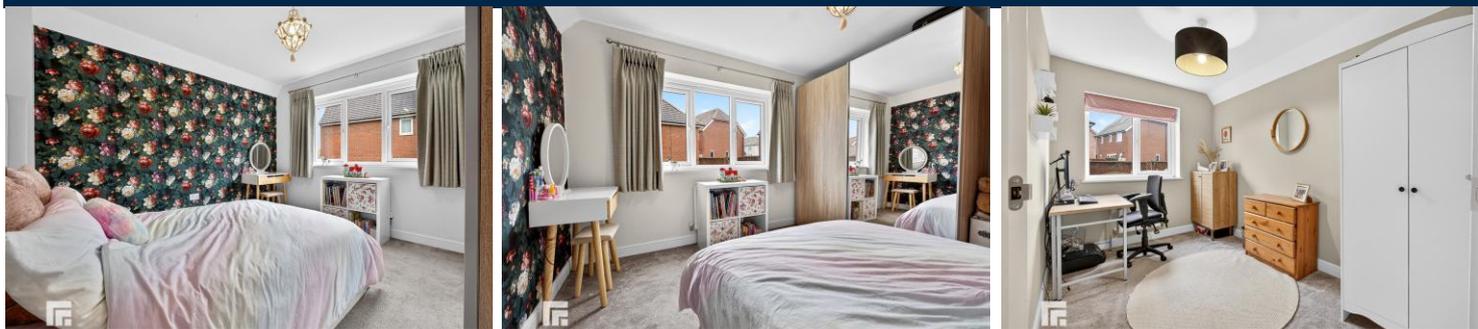
Parking for up to two vehicles. Electric car charger.



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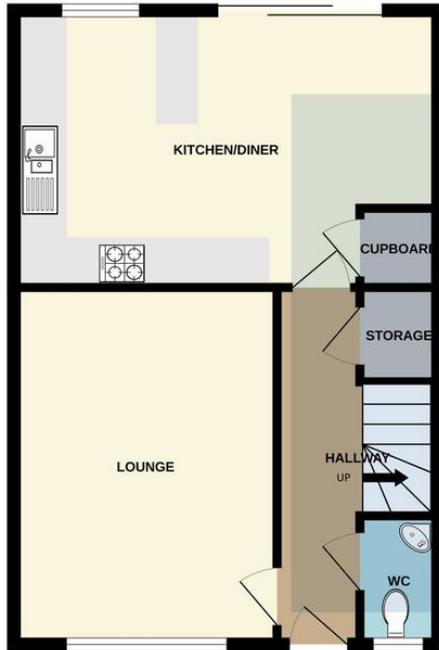


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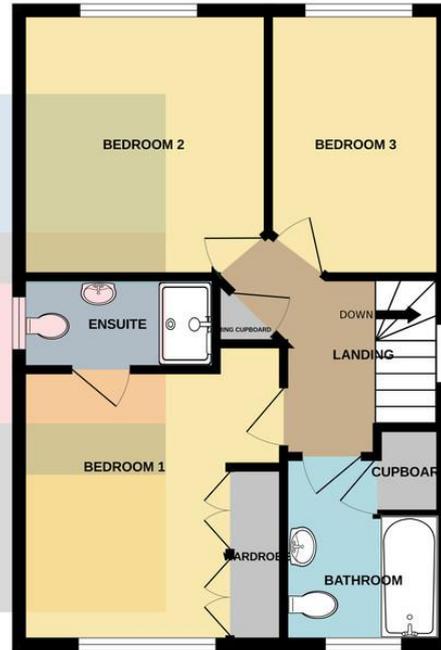


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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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