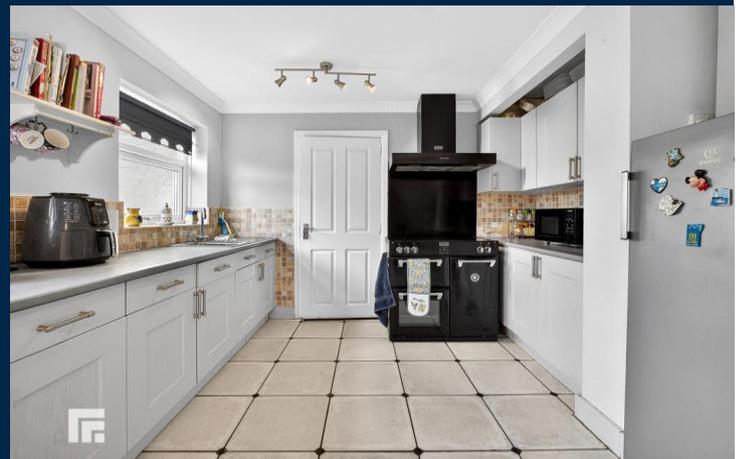




16 WINDSOR AVENUE
RADYR
CARDIFF CF15 8BW

ASKING PRICE OF
£625,000



SEMI DETACHED PROPERTY



4



2



3



3

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1551 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** SEMI DETACHED PROPERTY ** FOUR BEDROOMS ** IMPRESSIVE REAR GARDEN ** GARAGE AND DRIVEWAY **** An attractive, 1930s, beautifully presented four bedroom semi-detached property in the sort after area of Radyr. Entrance hallway, Spacious family lounge, sitting room, dining room, kitchen/diner and utility room with WC. To the first floor; primary bedroom with en-suite and balcony, two further spacious double bedrooms, bathroom, separate WC and fourth bedroom. Balcony to front. Large, well maintained rear garden. Wrap around front garden with parking for up to four vehicles. Garage. EPC Rating: C

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 dentists 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

ENTRANCE HALLWAY

Entered via a uPVC door, a welcoming hallway. Built in under-stairs storage cupboard. Radiator. Parquet flooring. Stairs with wooden banister and spindles leading to first floor. Doors to all rooms.

LOUNGE

18' 2" x 12' 5" (5.56m x 3.79m)

An impressive family lounge. Multi fuel 'Stovax' stove with ornate surround, slate hearth and wooden mantelpiece. Oak flooring. Radiator. Double French doors opening into rear garden.

SITTING ROOM

14' 3" x 12' 11" (4.35m x 3.96m)

A second good sized reception room. Glad fire with marble surround, marble hearth and wooden mantelpiece. Radiator. uPVC window to front.

KITCHEN/DINER

16' 2" x 10' 0" (4.94m x 3.06m)

Appointed along two sides, low and high level cupboards beneath laminate worktops. Stainless steel sink with 1.5 bowl sink with chrome mixer tap and side drainer. 'Stove' range style cooker with extractor. Space for fridge freezer. Built in pantry cupboard. Ample space for dining room table. Radiator. Tiled splashbacks. Tiled flooring. Two uPVC windows to rear. Door to side porch and utility.

DINING ROOM/RECEPTION ROOM

15' 10" x 7' 3" (4.85m x 2.23m)

A lovely, good sized dining room. Radiator. uPVC window to front.

SIDE PORCH

6' 5" x 4' 3" (1.96m x 1.30m)

Appointed along one side, laminate work surface. Plumbing for washing machine. Window into garage. Door to utility room. uOBC door into rear garden.

UTILITY ROOM/CLOAKROOM

7' 0" x 4' 2" (2.14m x 1.29m)

White suite; low level WC, pedestal wash hand basin with chrome mixer tap. Laminate worktop to one side with plumbing for washing machine and space for tumble dryer. Tiled splashbacks and flooring. Obscured glass uPVC windows to rear and side.

FIRST FLOOR

LANDING

A spacious landing area. Access to loft. Radiator. Obscured glass uPVC window to side. uPVC door opening onto front balcony. Doors to all rooms.

BEDROOM ONE

14' 9" x 12' 5" (max)(4.50m x 3.81m)

A spacious primary bedroom. Radiator. uPVC door opening onto balcony overlooking the well maintained rear garden. Door to en-suite.



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ENSUITE

5' 3" x 4' 8" (1.62m x 1.44m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Shower cubicle with glass shower screen/door and chrome shower. Modern vertical radiator. uPVC window to rear.

BEDROOM TWO

14' 3" x 11' 9" (4.36m x 3.59m)

A beautifully presented second double bedroom being used as the primary. Built in wardrobes and low level cupboards to three sides. Radiator. uPVC window to front.

BEDROOM THREE

10' 2" x 9' 11" (3.11m x 3.04m)

A third double bedroom. Radiator. uPVC window to rear.

BEDROOM FOUR

8' 11" x 8' 8" (2.72m x 2.66m)

A fourth bedroom. Fitted wardrobes and dressing table. Radiator. uPVC bay window to front.

FAMILY BATHROOM

10' 1" (max) x 5' 7" (3.08m x 1.71m)

White suite; traditional style pedestal wash hand basin with chrome mixers, bath with chrome mixer tap and shower, airing cupboard housing 'Worcester' gas central heating boiler and radiator. Traditional style radiator with heated towel rail. Shaving point. Half wall tiling and tiled splashbacks. Corner obscured glass window to rear and side.

CLOAKROOM

5' 1" x 2' 8" (1.57m x 0.83m)

Modern, white low level WC. Radiator. Tiled walls and floor. Obscured glass window to side.

OUTSIDE

REAR GARDEN

A impressive, beautifully landscaped, enclosed rear garden bordered by a timber fence. Paved patio area with steps leading down to an impressive area of lawn. Further paved patio. Flower beds. Mature trees and shrubs. Timber shed. Outside tap. Timber gate to side for access. Pedestrian door into garage.

FRONT

Front garden laid to lawn bordered by a low wall and mature shrubs to one side. Paved wrap around driveway with parking for up to four vehicles. Log store. Timber gate to side for access to rear. Hedges to one side.

GARAGE

19' 4" x 13' 5" (5.91m x 4.11m)

Electric roll shutter door (1.5width) suitable for vehicle parking. Two windows to sound. Additional storage area with space for utilities. Power and lighting. Door into garden. Ceiling height approx 3m.



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GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.

1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 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		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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