



135 Heol Isaf | Radyr | Cardiff | CF15 8DX

**** IMPROVED & EXTENDED DETACHED OFF HEOL ISAF ** ON SPACIOUS PLOT **** MGY are pleased to offer this exceptional four bedroom detached home set within a spacious plot off Heol Isaf, Radyr. The property is beautifully presented and includes entrance hallway, lounge, sitting room, kitchen/dining/family room, utility room and wet room/WC. To the first floor are four double bedrooms including master bedroom with en-suite, luxury recently installed bathroom and balcony with superb views. Outside there is a large driveway to front and spacious enclosed garden to rear. Gas central heating. **** SINGLE GARAGE ** KITCHEN/DINING/FAMILY ROOM WITH BI-FOLD DOORS ** EPC: D**

**Offers in the Region of
£739,950**

- Four Bedroom Detached
- Kitchen/Dining/Family Room
- Lounge, Sitting Room
- Bathroom, Wet Room & En-suite
- Single Garage
- Front & Rear Gardens

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MGY, 6 Station Road, Radyr, Cardiff,
CF15 8AA

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Property Description

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway. Also close to the Taff Trail.

ENTRANCE

Entered via paved driveway providing parking for several vehicles. Low level wall surround with landscaped box hedging and wood chippings. Access to rear of property via wooden side gate. Coal store to other side.

ENTRANCE PORCH

Entered via uPVC double glazed doors with uPVC double glazed panels to either side, plus additional uPVC double glazed window to one side. Tiled floor.

ENTRANCE HALLWAY

Entered via obscure uPVC double glazed sliding doors. Radiator. Original parquet wood floor. Understairs storage cupboard. Doors to lounge, sitting room, kitchen/diner/family room and shower room. Stairs leading to first floor.

LOUNGE

22' 4" x 12' 11" (6.811m x 3.954m) uPVC double glazed window to front overlooking front garden, plus double glazed sliding patio doors to rear garden and patio area. Two radiators. Open fire with Bath stone surround and mantle and slate inner surround and hearth. Original parquet wood floor.

SITTING ROOM

13' 9" x 11' 6" (into alcoves) (4.206m x 3.521m) uPVC double glazed window to front. Radiator. Original parquet wood floor. Modern wall mounted gas fire.

KITCHEN/DINER/FAMILY ROOM

23' 5" (max) x 18' 7" (max) (07.139m x 5.688m) uPVC double glazed dual aspect bifold doors with built-in Venetian blinds to rear and side leading onto the patio, uPVC window with built-in Venetian blinds to rear overlooking the garden plus two roof lights. A modern fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in steam oven, electric double oven, five burner gas hob and extractor fan over. Integrated dishwasher, fridge and freezer. Island with a range of base and drawer units, additional integrated fridge and granite work surface. Tiled splashbacks. Travertine stone tiled floor. Underfloor heating. Space for table and chairs and additional seating. Spotlights. Door to utility room.

UTILITY ROOM

6' 0" x 8' 1" (1.848m x 2.467m) uPVC double glazed door to side giving access to front and rear of property. Travertine stone tiled floor. Modern fitted base and tall units incorporating stainless steel sink unit with drainer and mixer tap. Space for washing machine and tumble dryer. Radiator. Tiled splashbacks. Door to garage.

SHOWER ROOM

5' 7" x 7' 2" (1.713m x 2.202m) uPVC obscure double glazed window to rear. Wall mounted wash hand basin. Low level wc. Fully tiled walls and floor. Shower cubicle with rain head shower. Heated towel radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to front. Access to loft space with pull down ladder, light and part boarded. Doors to four bedrooms and family bathroom.

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MASTER BEDROOM

11' 6" (to wardrobes) x 13' 0" (3.530m x 3.967m) uPVC double glazed window to rear. Radiator. Fitted wardrobes with hanging and shelf space. Door to ensuite.

ENSUITE

5' 8" x 7' 4" (1.747m x 2.248m) uPVC obscure double glazed window to rear. Fully tiled walls. Raised wc. Pedestal wash hand basin. Shower cubicle. Heated towel radiator. Shaver point.

BEDROOM TWO

13' 10" x 9' 6" (to wardrobes) (4.221m x 2.896m) uPVC double glazed window to front. Radiator. Fitted wardrobes with hanging

and shelf space, plus vanity unit with inset sink and cupboards below. Private area with fully tiled walls and shower cubicle with electric shower.

BEDROOM THREE

14' 11" x 8' 0" (4.549m x 2.443m) uPVC double glazed windows to front and side, plus uPVC double glazed patio doors to rear leading to roof terrace and seating area. Radiator. Access to roof space.

BEDROOM FOUR

8' 6" x 10' 11" (2.592m x 3.332m) uPVC double glazed window to front. Radiator. Fitted Hammonds wardrobes with shelving.



Michael Graham Young



BATHROOM

7' 9" x 11' 5" (2.383m x 3.499m) uPVC double glazed window to rear with bathroom specification plantation shutters, plus uPVC high level glazed panel to landing. A modern suite comprising roll top bath with shower attachment, double shower cubicle, vanity sink unit with cupboards below and low level wc. Heated towel radiator. Airing cupboard housing Worcester combi boiler and shelving. Spotlights.

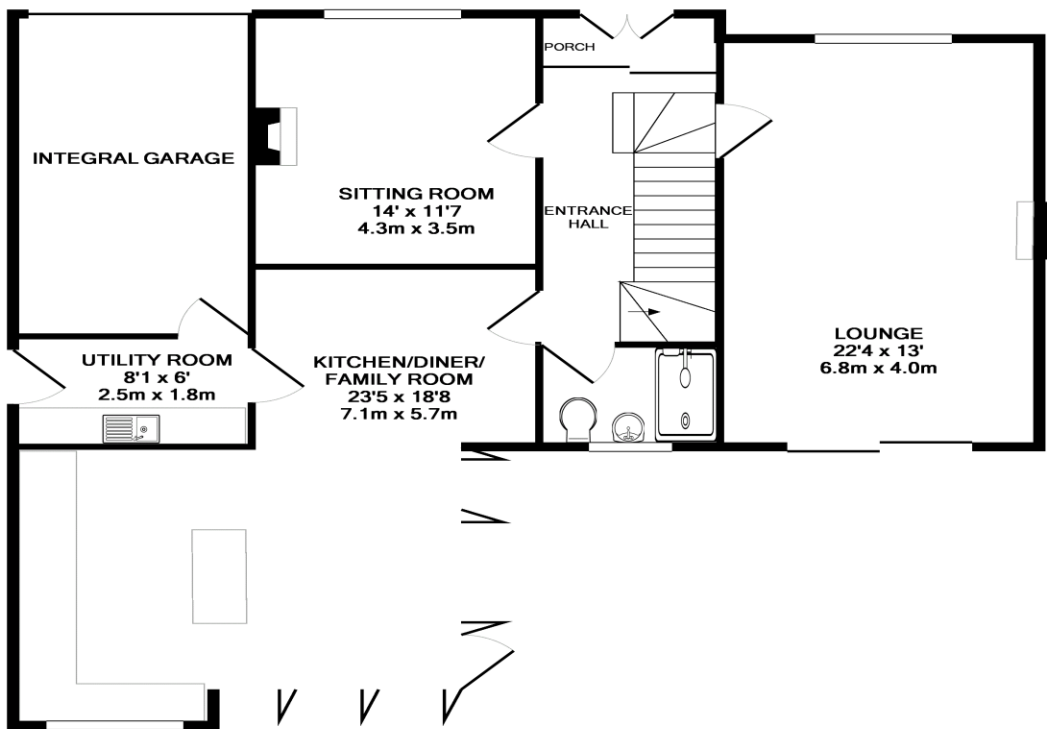
OUTSIDE

REAR GARDEN

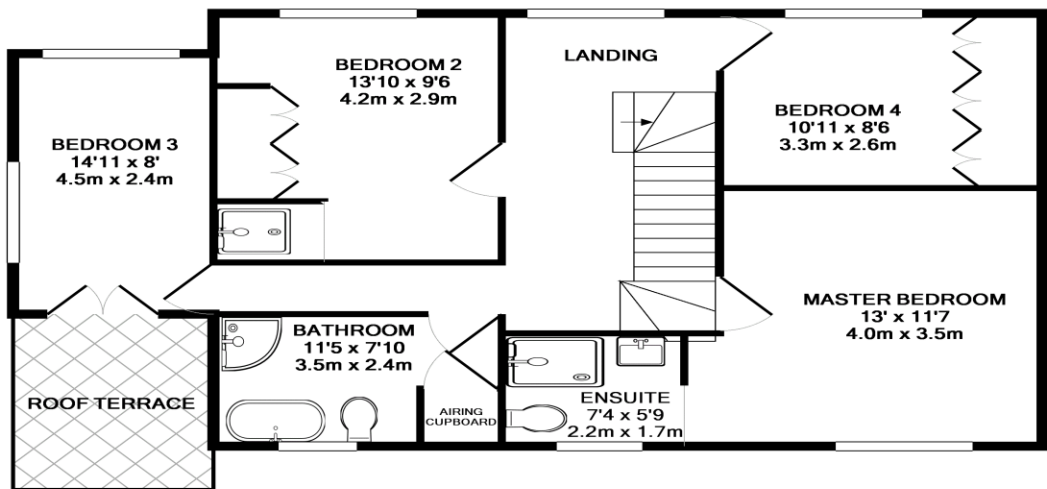
Enclosed rear garden, mostly laid to lawn with mature tree, shrub and flower borders. Hot tub. Pond. Garden shed. Paved patio area. Access to front of property via wooden gate. Outside power and tap.

GARAGE

Single garage with electric roller shutter door. uPVC double glazed window to side. Power and lighting.



GROUND FLOOR
APPROX. FLOOR
AREA 1216 SQ.FT.
(112.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 905 SQ.FT.
(84.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2121 SQ.FT. (197.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure
Freehold

Council Tax Band
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Approx. Floor Area
1,926 sq. ft.

Viewing Arrangements
Strictly by appointment

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