

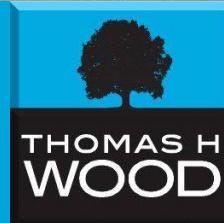


25 St. Philbert Street

Radyr, Cardiff, CF15 8GW

Asking Price Of £450,000

4 Bedrooms





## PROPERTY DETAILS

A stunning 'Oxford' Redrow home situated on Parc Plymouth, Radyr. This four bedroom detached property is stylishly decorated throughout and has landscaped front and rear gardens. The accommodation briefly comprises an entrance hall, sitting room, kitchen/diner, utility room, downstairs WC, landing, four bedrooms, the master bedroom having an ensuite shower room and family bathroom. This delightful family home is situated on the much sought after Parc Plymouth development in the semi rural village of Radyr. Local amenities include shops, sports clubs, restaurants as well as regular train and bus services to and from the city centre. There are also two good primary schools and the well regarded Radyr Comprehensive school. Ideally located within easy reach of the M4 and A470 motorways. Off road parking and integral garage.

## ENTRANCE

Via double glazed composite front door. Single radiator panel, room thermostat. Stairs to first floor with understairs storage cupboard.

## SITTING ROOM

16' 4" x 10' 9" (5.00m x 3.29m) max. Painted walls and ceiling. Double radiator panel with TRV. Double glazed uPVC windows to front bay. Granite hearth with feature electric fire. TV point.

## KITCHEN/DINER

21'7" x 14'3" (6.60m x 4.35m) max. Gloss white units with grey wood effect worksurface and return. 1 ½ stainless steel sink and drainer with chrome mixer tap. Four ring gas hob, extractor hood over and double electric oven. Integral dishwasher and fridge/freezer. Painted walls and ceiling, vinyl flooring. Double glazed sliding doors to rear and window to rear. Double radiator panel with TRV. Integral storage cupboard.



### UTILITY ROOM

6'7" x 5'10" (2.02m x 1.78m) max. Gloss white units with grey wood effect worksurface and return. Single stainless steel sink and drainer with chrome mixer tap. Space for washing machine and tumble dryer. Double glazed composite door to rear. Painted walls and ceiling, vinyl flooring. Extractor fan. Single radiator panel with TRV.

### WC

White suite comprising a low level WC, wall hung basin with chrome mixer tap. Painted walls and ceiling, vinyl flooring. Double glazed uPVC window to side. Single radiator panel with TRV.

### LANDING

Via enclosed staircase. Painted walls and ceiling. Storage cupboard. Airing cupboard containing hot water cylinder. Single radiator panel with TRV. Access to loft area

### MASTER BEDROOM

16'8" x 10'11" (5.09m x 3.33m) max. Painted walls and ceiling. Double glazed uPVC windows to front bay. Single radiator panel with TRV. Fitted wardrobes to alcove with mirrored sliding doors. TV point.

### ENSUITE SHOWER ROOM

7'1" X 6'5" (2.17m x 1.96m) max. White suite comprising a wall hung basin with chrome mixer tap, low level WC, shower cubicle with chrome mixer shower. Double glazed uPVC window to front. Shaver point and extractor fan. Chrome heated towel rail. Tiled walls, painted walls and ceiling, vinyl flooring.

### BEDROOM TWO

13'11" x 10'3" (4.26m x 3.13m) max. Painted walls and ceiling. Double glazed uPVC window to front. Single radiator panel with TRV.

### BEDROOM THREE

11'10" x 10'3" (3.62m x 3.13m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV.

### BEDROOM FOUR

10'7" x 10'2" (3.23m x 3.10m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV.

### BATHROOM

7'10" x 6'7" (2.41m x 2.02m) max. White suite comprising a wall hung basin with chrome mixer tap, low level WC, bath with chrome mixer tap and mixer shower over. Tiled walls, painted walls and ceiling, vinyl flooring. Extractor fan and shaver point. Double glazed uPVC window to rear. Chrome heated towel rail.

### OUTSIDE

#### FRONT

Lawn and drive with off road parking for one vehicle, leading to single garage with up and over door. Gate to rear.

#### REAR

Landscaped rear garden, mainly laid to lawn with paved patio area, feature railway sleepers and shrub border. Timber fencing and brick wall to perimeter. Professionally installed LED lighting surrounding garden.

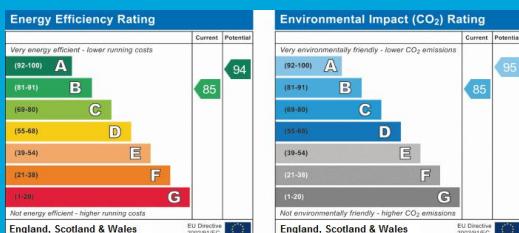
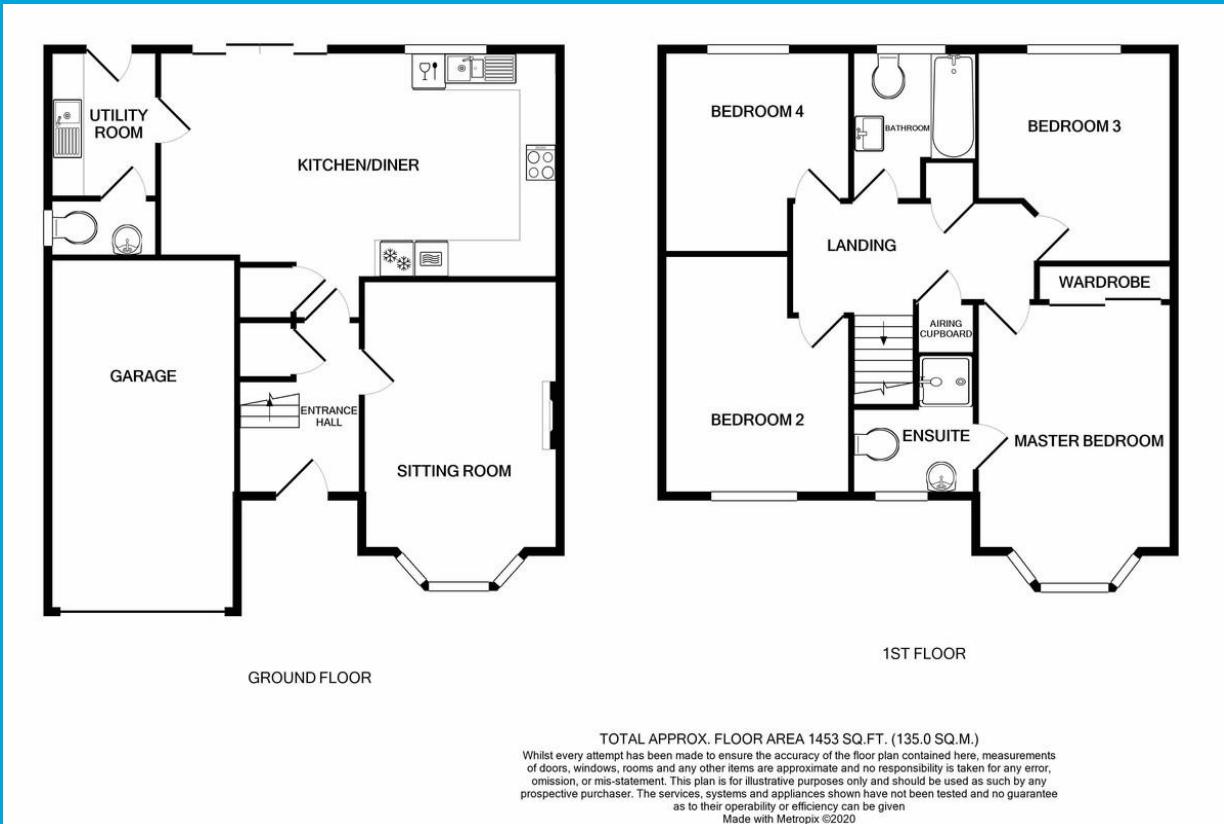
### COUNCIL TAX

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### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.





**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

