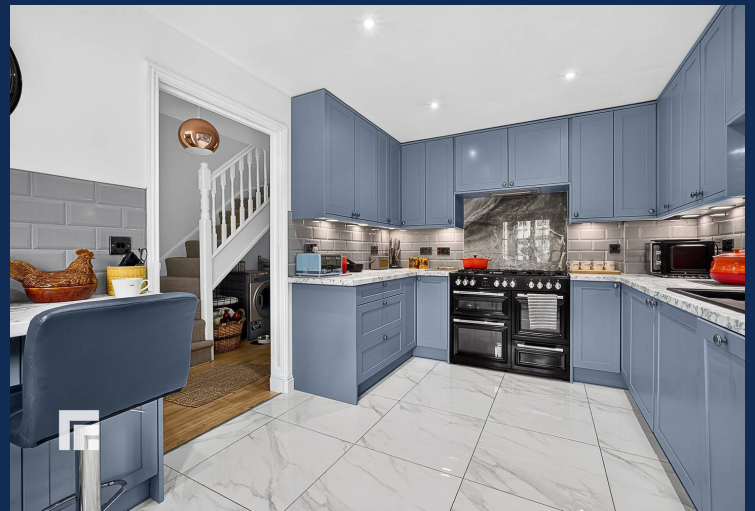




## 47 Fisher Hill Way, Radyr

£425,000 Freehold

A spacious four bedroom modern, end terrace family home in the sought after area of Radyr being a short walk to Radyr Train Station and local shops, within the catchment of highly regarded primary and secondary schools. Entrance hallway, cloakroom, bay fronted kitchen and breakfast room with a modern fitted kitchen and integrated appliances, spacious lounge with french doors to the garden/sitting room. To the first floor are three bedrooms and a family bathroom with shower over bath. To the second floor is an excellent sized primary bedroom with ensuite shower room. Gas central heating. Double glazing. Paved patio and lawned rear garden. Two car side by side

Keyblock driveway. EPC Rating: tbc

Council Tax band: F

Tenure: Freehold

### Entrance Hallway

Approached via a panelled entrance door with obscured glass window to upper part leading to entrance hallway. Staircase to first floor. Under stairs recess. Laminate flooring. Radiator.

### Cloakroom

White suite comprising low level WC and wash hand basin. Wall tiling to half height. Obscured glass window to front. Radiator.

### Kitchen And Breakfast Room

15' 11" x 9' 3" (4.84m x 2.83m)

A delightful bay fronted kitchen and dining room. Modern kitchen well appointed along three sides in light blue matte finish panelled fronts beneath marble effect laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Space for range style cooker. Integrated slim line dishwasher. Integrated washing machine. Integrated fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Concealed 'Vaillant' gas central heating boiler. Ample space for breakfast table and worktop breakfast bar area. Quality marble effect tiled flooring.

### Lounge

16' 3" x 11' 7" (4.96m x 3.54m)

Primary reception with French doors and window to the rear reception. Quality laminate flooring. Two radiators.

### Garden/Sitting Room

12' 0" x 9' 7" (3.65m x 2.91m)

A good sized second reception enjoying full views of the rear garden. French doors opening to the garden. Quality tiled flooring. Recessed spotlights.

### First Floor Landing

Approached via a full turning staircase leading to the central landing area. Staircase to second floor. Airing cupboard housing the hot water cylinder. Large storage cupboard.

### Bedroom Two

11' 1" x 9' 4" (3.39m x 2.84m)

Overlooking the delightful rear garden, a good sized second double bedroom. Built in wardrobe. Radiator.

### Bedroom Three

10' 7" x 9' 4" (3.22m x 2.85m)

Overlooking the entrance approach, a further double bedroom. Built in wardrobe. Radiator.

### Bedroom Four

7' 9" x 6' 9" (2.37m x 2.05m)

Aspect to rear. Radiator.

### Family Bathroom

6' 8" x 5' 7" (2.03m x 1.71m)

White suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and glass swivel screen. Tiled splash back. Obscured glass window to front. Electric shaver point. Radiator.

### Second Floor Landing

Approached via a full turning staircase leading to the second floor. Door to primary bedroom. Radiator.

### Bedroom One

20' 6" x 10' 8" (6.24m x 3.26m)

An excellent sized primary bedroom with windows to front and rear. Built in wardrobe. Access to roof space. Laminate flooring. Two radiators. Door to ensuite.

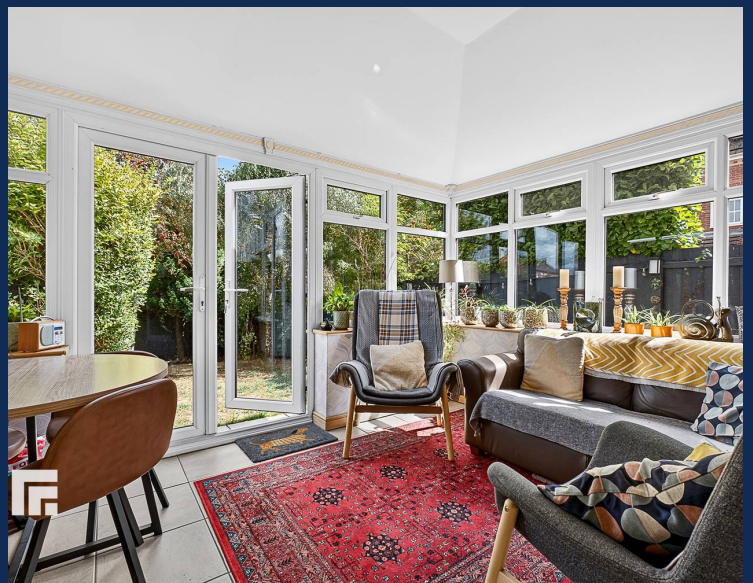
### En-Suite Shower Room

8' 3" x 7' 7" (2.51m x 2.30m)

Comprising low level WC, wash hand basin and corner shower cubicle. Obscured glass window to rear. Tiled splash back. Electric shaver point. Radiator.

### Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





#### REAR GARDEN

An attractive rear garden with paved patio leading into area of lawn with inset trees, plants and shrubs being enclosed by timber fencing. Outside tap. Outside power points. Gate to side leading to front.

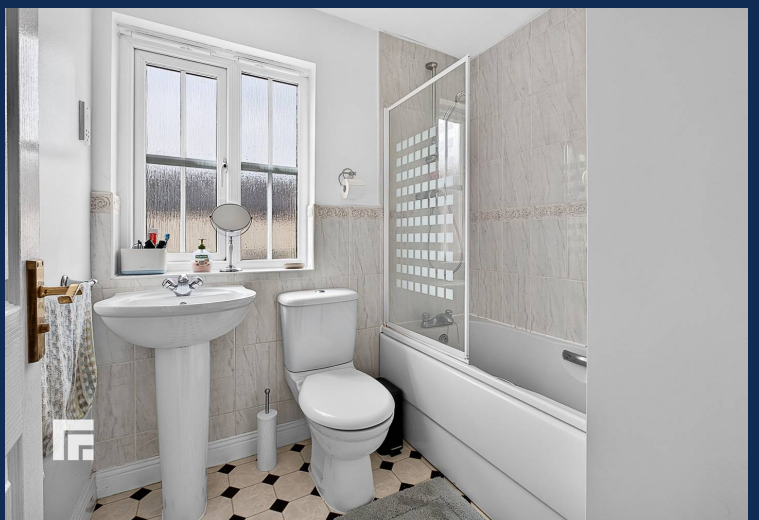
#### FRONT GARDEN

Paved pathway to front door and parking.

#### DRIVEWAY

2 Parking Spaces

Two key block driveway to front with side by side parking.





**RADYR 029 2084 2124**

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



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