



1 The Green, Radyr

£795,000 Freehold

Large Corner Plot Fronting The lawned Green With Large Open Plan Kitchen/Dining/Family Room**A delightful five bedroom semi-detached family house located on a large corner plot being located in the sought after close within the desirable area of Radyr. Entrance porchway, hallway, cloakroom, lounge, sitting room/second reception, impressive, large open plan Kitchen/Dining/Family Room, Utility Room and Storage room. To the first floor: primary bedroom with walk in wardrobe and ensuite, second bedroom with ensuite, a third double bedroom, modern family bathroom and fourth bedroom. The second floor has a fifth bedroom with 'Velux' windows and eaves storage. Immaculate rear landscaped garden with versatile garden room. Driveway to front. EPC Rating: E - Council Tax band: E Tenure: Freehold

Entrance Hallway

Enter via modern composite door. Doors to all rooms. Easy rising staircase to first floor. Radiator .

Lounge

15' 3" x 12' 10" (4.64m x 3.92m)

A well presented lounge with built in media wall. Upvc double glazed window to front. Two vertical radiators.

Sitting Room/Second Reception

14' 5" x 10' 2" (4.40m x 3.10m)

A good size sitting room with upvc double glazed window to front. Spotlights. Radiator.

Large Kitchen/Dining Room/Family Room

22' 9" x 21' 9" (6.94m x 6.62m)

A generous open-plan kitchen/dining/family room well-appointed along two sides a range of light and dark contrasting panelled units underneath stone work surfaces. Incorporating a one-and-a-half bowl stainless steel sink unit with mixer tap, integrated eye-level double oven, five-burner gas hob with extractor hood over, and plumbing for a dishwasher. Tiled splash back. A central island provides additional preparation space and breakfast seating. The room offers ample space for a dining table and informal seating area. uPVC double glazed window to the rear and double glazed bi-folding doors opening onto the rear garden. Three vertical radiators, recessed spotlights.

Inner Hallway

20' 1" x 4' 9" (6.13m x 1.45m)

Upvc door with obscure glass to rear. Radiator. Spotlights. Doors to:

Cloakroom

5' 10" x 4' 11" (1.78m x 1.51m)

Combined Low level wc, wash hand basin with chrome mixer tap and vanity unit. Upvc with obscure glass window to side. Heated chrome towel rail. Spotlights.

Utility Room

8' 2" x 5' 10" (2.50m x 1.77m)

Well appointed eye level and low level units with dark panelled front underneath stone worktop top incorporating stainless steel sink drainer with mixer tap over. Plumbing and recess for appliances. Spotlights.

Storage Room

6' 1" x 5' 10" (1.85m x 1.78m)

Plug points. Radiator

First Floor Landing

Spacious landing. Doors to all rooms. Stairs to loft room.

Bedroom One

Ensuite

10' 3" x 5' 11" (3.12m x 1.80m)

Modern white suite; combined low level WC, marble counter top wash hand basin with chrome mixer tap and vanity unit, step in double shower with chrome rainfall shower. White heated towel rail. Extractor fan. Tiled splashbacks. Tiled flooring. Obscured glass window to rear.

Bedroom Two

11' 7" x 11' 1" (3.54m x 3.37m)

A second double bedroom. Built in wardrobes and over bed cupboards to one side. Radiator. UPVC window to rear.

Ensuite Two

7' 11" x 4' 7" (2.42m x 1.39m)

Modern white suite; combined low level WC and wash hand basin with chrome mixer tap and vanity unit. Step in double shower with dual headed chrome shower and glass shower screen. Tiled walls and flooring. White heated towel rail. Spotlights. Extractor fan. Obscured glass window to rear.

Bedroom Three

13' 0" x 13' 5" (3.95m x 4.08m)

A third double bedroom. Built in wardrobes to one side. Radiator. UPVC window to front.

Bedroom Four

9' 11" x 9' 9" (3.01m x 2.97m)

A fourth bedroom. Built in wardrobes to one side. Radiator. UPVC window to front.

Family Bathroom

8' 0" x 6' 6" (2.44m x 1.99m)

Modern white suite; combined low level WC with counter top wash hand basin, chrome mixer tap and vanity unit. Bath with black mixer tap, dual headed black shower and glass shower screen. Spotlights. Extractor fan. Tiled walls and flooring. Obscured glass window to rear.

Second Floor

Bedroom Five

19' 10" x 12' 8" (6.05m x 3.85m)

A spacious loft bedroom. Two 'Velux' windows do front. Spotlights. Access to eaves storage. Two radiators. Quality LVT flooring.

Garden Room

A versatile garden room, ideal for a home working office space, currently being used as a gym. Entered via UPVC double French doors. Electric heater. Spotlights. Second UPVC door leading into storage area/room.

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 immaculately present landscaped enclosed rear garden with composite decking with steps down to slabbed patio area and astro turf. Gate providing side access and access to the front. Access to garden room. Outside power supplies. Two outside taps.

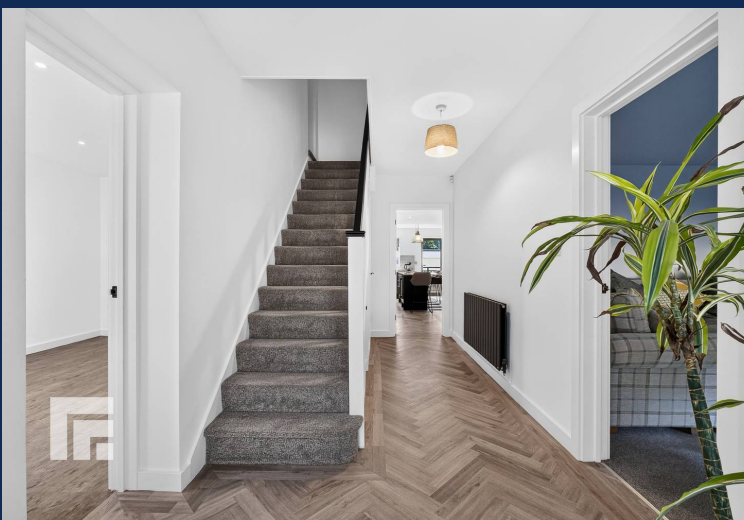
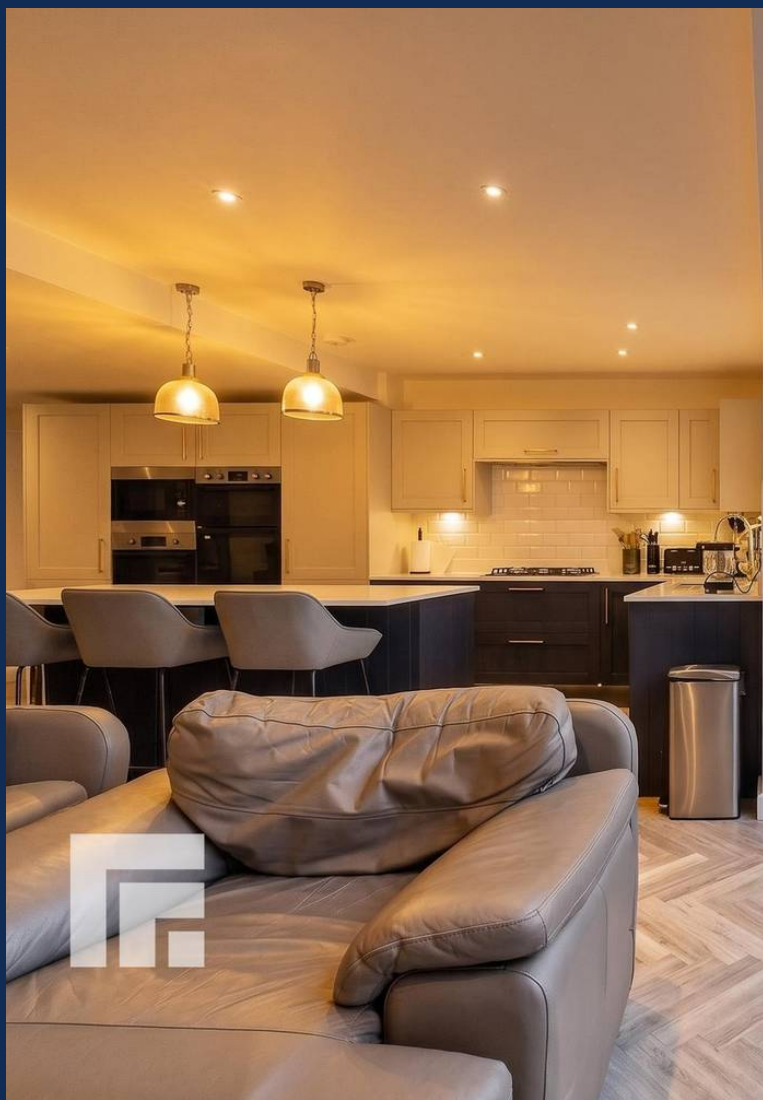
FRONT GARDEN

Bordered by a stone wall and timber fence, tarmac driveway. Stone paved steps leading to entrance. Built in planters. Outside lights. Timber gate to side for access.

DRIVEWAY

2 Parking Spaces

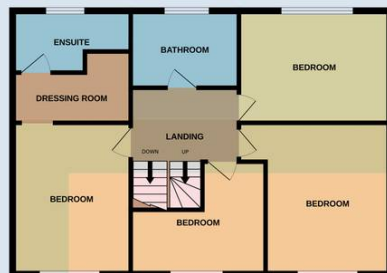
Large driveway to front.



GROUND FLOOR
1162 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 2161 sq.ft. (200.8 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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