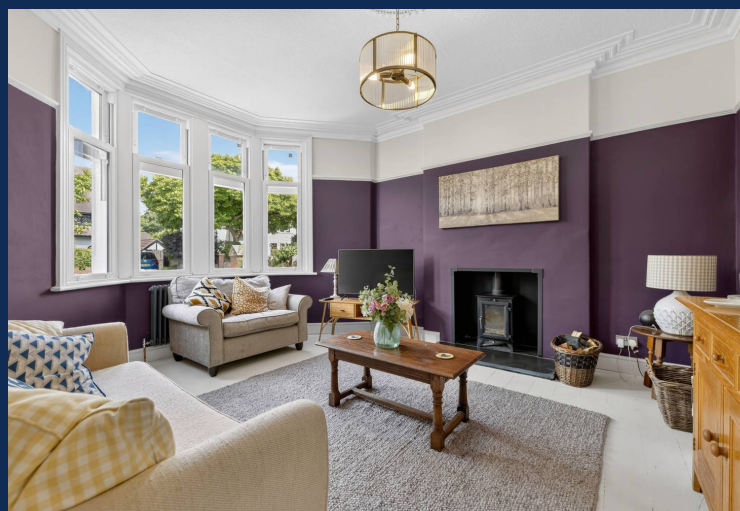




60 Heol Isaf, Radyr

£795,000 Freehold

SEMI DETACHED TRADITIONAL PROPERTY FOUR DOUBLE BEDROOMS **EXTENDED** DRIVEWAY ** A beautifully presented, full renovated four bedroom traditional property in the sought after village of Radyr. Entrance hallway, family lounge, second reception room, cloakroom, utility room and impressive, extended open plan kitchen/dining/family room. To the first floor, primary bedroom with en-suite bathroom, second spacious double bedroom, family shower room and third double bedroom. To the second floor; a fourth double bedroom with en suite shower room. Enclosed landscaped rear garden. Driveway to front. EV car charger. EPC Rating: C

Council Tax band: E

Tenure: Freehold

Hallway

Entered via a wooden door with stained glass panels, a welcoming hallway. Original coving and decorative ceiling arch. Traditional style radiator. 'LVT' herringbone flooring. Spindles staircase with oak bannister leading to first floor. Half wall panelling. Doors to all rooms opening through to open kitchen/dining/family room.

Lounge

14' 7" x 12' 0" (4.45m x 3.66m)

A light, spacious, family lounge. Wood burning stove with black stone hearth. Bay, UPVC sash windows to front. Traditional style radiator. Original coving and decorative rose. Painted wooden floor.

Sitting Room/ Home Office

11' 6" x 9' 6" (3.51m x 2.90m)

A second reception room currently being used as a home office. Original coving and decorative rose. Radiator. Painted wooden flooring. UPVC sash window to rear.

Cloakroom

5' 1" x 2' 8" (1.54m x 0.82m)

Modern white suite; low level WC and wall hung wash hand basin with chrome mixer tap. Tiled splashback. UPVC window to side.

Kitchen/Dining/Family Room

25' 6" x 16' 9" (7.78m x 5.10m)

An impressive, extended open plan kitchen/dining/family room. Appointed along two sides, a modern 'SIGMA 3' kitchen. Low and high level cupboards beneath white quartz worktops, inset ceramic 1.5 bowl sink with black mixer tap, integrated 'NEFF' appliances including single oven, microwave oven grill and dishwasher. Integrated fridge freezer. Central island/breakfast bar with low level cupboards and draws beneath white quartz top, large wine fridge, integrated 6 ring induction hob, modern extractor hood with remote light. Extractor fan. Under cupboard lighting. Ample space for dining room table. Large family space for additional seating/lounge area. Continuation of 'LVT' herringbone flooring and half wall panelling. Modern oak panels to one wall. Two radiators. Double, aluminium framed French doors opening into the landscaped rear garden. Aluminium framed double glazed windows to side and rear. Skylight window. Door into utility room.

Utility Room

8' 2" x 8' 2" (2.50m x 2.50m)

Appointed along two sides, 'SIGMA 3' low and high level cupboards beneath quality laminate worktops. Ceramic sink with black mixer tap and side drainer. Cupboard

Ensuite One

11' 3" x 6' 11" (3.44m x 2.12m)

A modern white suite comprising of low level wc, vanity wash hand basin with ample storage below. Tiled bath with chrome hand held shower head. Obscured glass window to side. Tiled splash back areas. Recessed spotlights. Extractor fan. Chrome heated towel rail.

Bedroom Two

16' 4" x 14' 6" (4.98m x 4.41m)

A spacious double bedroom. Painted wooden flooring. Traditional style radiator. UPVC bay sash windows to front. Additional UPVC window to front.

Bedroom Three

11' 7" x 10' 0" (3.52m x 3.05m)

A third double bedroom. Radiator. Painted wooden floor. UPVC dash window to rear.

Shower room

7' 11" x 5' 10" (2.41m x 1.79m)

Modern white suite, low level WC, wash hand basin with chrome mixer tap and vanity unit, step on double shower with dual headed chrome shower. Tiled splash backs. Chrome heated towel rail. Extractor fan. Spotlights. Obscured glass window to side.

Second Floor

Bedroom Four

12' 10" x 11' 8" (3.91m x 3.55m)

A good sized double bedroom overlooking the rear garden and Radyr tennis courts approached via easy rising staircase. Door to eaves storage. Door to ensuite. Radiator.

Ensuite Two

A white suite comprising of low level wc, vanity wash hand basin with storage. Fully tiled shower cubicle with chrome shower head and folding glass door. Obscured glass window to side. Extractor fan.

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

Bordered by a stone wall, a beautifully landscaped rear garden. York stone paved patio leading to a large area of manicured lawn. Wooden sleeper planters with mature trees and shrubs. New timber shed. Stone area to side leading to double timber gates for access. Log store. Outside tap. Outside power socket.

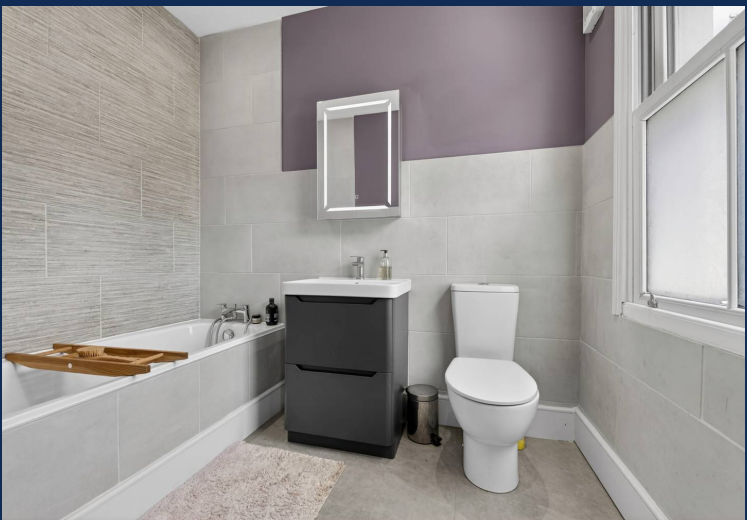
FRONT GARDEN

Driveway. Stepping stone leading to open porch and entrance. EV car charger.

DRIVEWAY

1 Parking Space

Driveway parking for two vehicles.





RADYR 029 2084 2124

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



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