



94 De Clare Drive, Radyr

£525,000 Freehold

A beautifully presented six bedroom detached property in the sought after area, Radyr. A welcoming entrance hallway, spacious family lounge, cloakroom and open plan kitchen/dining room. To the first floor; primary bedroom with modern en-suite, second double bedroom, family bathroom and a further two bedrooms. To the second floor; two spacious double bedrooms and shower room. Enclosed rear garden. Detached garage and driveway. EPC

Rating: C

Council Tax band: TBD

Tenure: Freehold

Entrance Hallway

Entered via a modern door, a welcoming hallway. LVT flooring. Built in understairs storage cupboard. Radiator. Quarter turning staircase to first floor. Doors to all rooms.

Cloakroom

6' 6" x 3' 11" (1.98m x 1.19m)

White suite; low level WC and pedestal wash hand basin with twin chrome taps. Radiator. Extractor fan. Tiled splashbacks. Obscured glass window to rear.

Lounge

19' 7" x 11' 3" (5.96m x 3.44m)

A sizeable family lounge. Two radiators. UPVC window to front. Double French doors to rear opening into enclosed garden.

Open Plan Kitchen/Dining Room

19' 6" x 11' 7" (5.95m x 3.52m)

Appointed along three sides, eye and low level cupboards beneath solid oak work surfaces, stainless steel 1.5 bowl sink with hose mixer tap and side drainer, integrated four ring gas hob, integrated 'AEG' double oven and extractor hood. Plumbing for washing machine and space for tumble dryer. Additional cupboards to one side with space for fridge/freezer. Ample space for dining room table and chairs. Cupboard housing 'WORCESTER' gas boiler. Extractor fan. Tiled splashbacks. Tiled flooring. UPVC Windows to front and rear. Door opening into rear garden.

First Floor Landing

Radiator. Built in cupboard housing hot water cylinder. Quarter turning staircase to second floor. Doors to all rooms.

Bedroom One

12' 5" x 11' 3" (3.79m x 3.43m)

A good sized primary bedroom. Modern wall panelling to one side. Radiator. UPVC window to rear. Door to en-suite.

En-Suite

7' 9" x 3' 10" (2.37m x 1.17m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, double shower cubicle with dual headed chrome shower and glass sliding shower door. Radiator. Extractor fan. Tiled splashbacks. Obscured glass window to rear.

Bedroom Two

10' 5" x 9' 10" (3.18m x 3.00m)

A second double bedroom. Radiator. UPVC window to rear.

Bedroom Five

9' 5" x 6' 9" (2.87m x 2.07m)

A fifth bedroom currently being used as an office. Radiator. UPVC window to front with plantation shutters.

Bedroom Six

11' 3" x 6' 11" (3.42m x 2.10m)

A sixth bedroom currently being used as an office. Radiator. UPVC window to front with plantation shutters.

Family Bathroom

8' 8" x 5' 7" (2.63m x 1.69m)

White suite; low level WC, pedestal wash hand basin with twin chrome taps, bath with chrome mixer tap and shower. Radiator. Extractor fan. Tiled splashbacks. Obscured glass window to front.

Second Floor Landing

Radiator. Built in storage cupboard. Doors to all rooms.

Bedroom Three

17' 2" x 11' 5" (5.22m x 3.49m)

A spacious double bedroom. Radiator. Access to loft. Dormer UPVC window to front.

Bedroom Four

17' 1" x 10' 8" (5.20m x 3.26m)

A double bedroom. Radiator. Two UPVC windows to side. Former UPVC window to front.

Shower Room

8' 0" x 7' 0" (2.45m x 2.13m)

White suite; low level WC, corner wash hand basin with twin chrome taps, shower cubicle with chrome shower and glass folding shower door. Extractor fan. Tiled Splashbacks. Radiator. LVT flooring.

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

Paved patio leading to lawn area. Additional patio to one side. Outside tap. Wall border. Timber gate to side for access to driveway and garage.

FRONT GARDEN

Stone Chippings with paved steps leading to entrance.

GARAGE

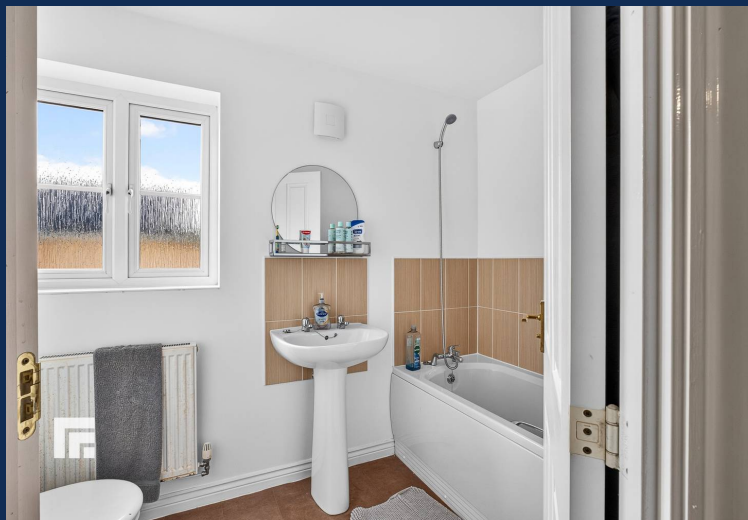
Single Garage

Single garage with up and over door.

DRIVEWAY

1 Parking Space

Single, tarmac driveway in-front of garage.





Total Area: 1645 sq ft ... 152.8 m²

RADYR 029 2084 2124

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



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