



18 Windsor Avenue, Radyr

£600,000 Freehold

An attractive, traditional, four bedroom semi detached family home in the heart of Radyr, being a short walk to local amenities, transport links and schools. Large entrance hallway with wood block flooring, spacious lounge, good sized dining/sitting room to the rear, modern fitted kitchen and breakfast room, utility room and cloakroom. To the first floor are four bedrooms, primary bedroom with door to the rear balcony, there is a family bath and shower room with a separate WC. Gas central heating. Double glazed windows. Paved patio and lawned rear garden. Driveway to front leading to garage. No Chain. EPC Rating: D

Council Tax band: G

Tenure: Freehold

Entrance Hallway

Approached via a wood panelled entrance door with obscured glass window to the upper part leading to the spacious entrance hallway. Staircase to first floor with under stairs storage cupboard. Wood block flooring. Radiator.

Lounge

14' 3" x 13' 0" (4.34m x 3.96m)

With large window to front overlooking the delightful lawned front garden, a good sized primary reception. Wood flooring. Radiator.

Dining/Sitting Room

18' 3" x 12' 6" (5.57m x 3.82m)

A versatile second reception overlooking the attractive rear garden. Wood flooring. Radiator.

Kitchen/Breakfast Room

16' 2" x 10' 6" (4.93m x 3.21m)

Modern fitted kitchen well appointed along two sides in high gloss handle less fronts beneath square edge laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge. Integrated dishwasher. Matching range of eye level wall cupboards. Cupboard housing the Ideal combi gas central heating boiler. Pantry cupboard with shelving. Two windows to rear. Radiator. Door to utility room.

Utility Room

6' 3" x 4' 0" (1.90m x 1.23m)

With plumbing for washing machine and space for fridge freezer. Door to side. Door to cloakroom.

Cloakroom

Modern white suite comprising low level wc and corner wash hand basin. Obscured glass window to rear.

First Floor Landing

Approached via an easy rising staircase leading to the landing area large windows to front and side aspect. Access to roof space.

Bedroom One

14' 9" x 12' 6" (4.49m x 3.81m)

With windows to rear and a French door opening to the rear balcony, a good sized primary bedroom. Radiator.

Bedroom Two

14' 4" x 13' 0" (4.37m x 3.97m)

Overlooking the lawned front garden, a good sized second double bedroom. Radiator.

Bedroom Three

10' 2" x 9' 11" (3.11m x 3.03m)

Aspect to rear. Built out airing cupboard with a radiator. Additional built out wardrobe. Radiator.

Bedroom Four

8' 11" x 8' 6" (2.72m x 2.58m)

With bay window to side. Radiator.

Family Bathroom And Shower Room

7' 10" x 5' 7" (2.39m x 1.71m)

Modern white suite comprising vanity wash basin with storage below, corner shower cubicle with twin chrome showers, panelled bath with central taps. Wall tiling to half height and acrylic splash back to shower area. Tiled flooring. Obscured glass window to rear. Recessed spotlights. Extractor fan. Heated towel rail.

Separate Cloakroom

Low level suite and wash hand basin with storage below. Obscured glass window to side. Tiled 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 down to an area of lawn with neat borders of plants and shrubs. Enclosed by timber fencing. Access to side.

FRONT GARDEN

Area of lawn with borders of plants, shrubs and flowers. Low level brick wall to front boundary.

DRIVEWAY

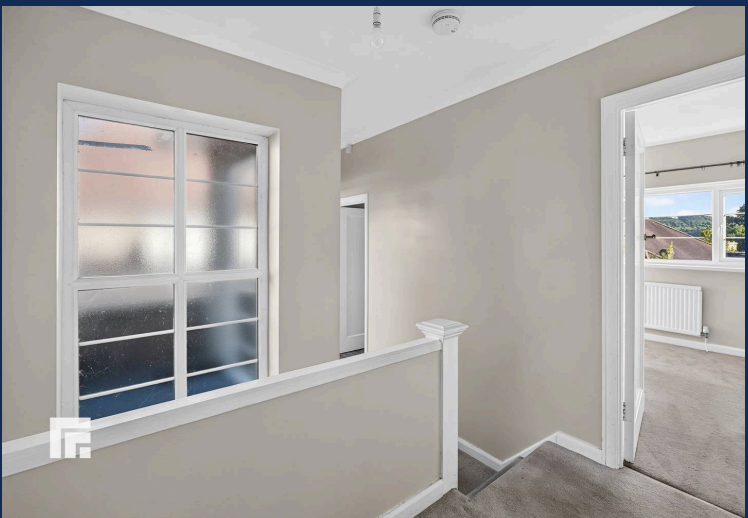
1 Parking Space

Driveway with parking for one car to front but potential to be made larger if buyer would like more parking space. Car charging port to remain.

GARAGE

Single Garage

5.20 x 2.36 With double opening uPVC entrance doors. Lighting. Window to side.



RADYR 029 2084 2124

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK