



Edwards & Co
property sales & lettings

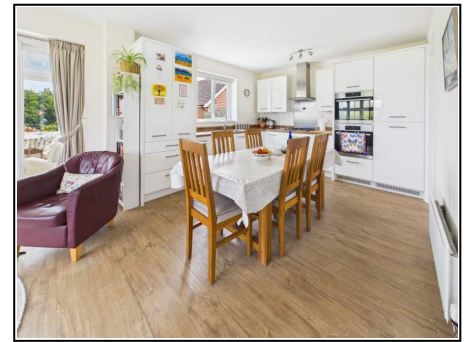
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
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St. Philbert Street
Radyr
Cardiff
CF15

Guide Price £625,000 to £645,000



- Superb detached 4 bedroom family-sized home in Radyr
- 4 excellent size double bedrooms
- Open plan kitchen/living/dining room
- Large principle reception room + modern conservatory
- En-suite shower room to bedroom 1 + family bathroom
- Useful utility room + convenient downstairs WC
- Driveway parking + garage
- Private rear garden + amazing outlook to front
- Views over surrounding countryside and Castell Coch
- NOT TO BE MISSED - EARLY VIEWINGS RECOMMENDED



Ref: PRA53849

Viewing Instructions: Strictly By Appointment Only

General Description

Guide price £625,000 to £645,000 - Perfectly presented detached 4 double bedroom family-sized home with wonderful views over the surrounding countryside and towards Castell Coch. Edwards & Co are delighted to offer for sale this sizeable and modern property on this highly desirable former Redrow development in Radyr. The property offers spacious living areas with 3 reception rooms, 4 fabulous double bedrooms, 1 downstairs WC, an en-suite to bedroom 1 and a family bathroom. The property further benefits from a landscaped private garden, a driveway and a garage. The village of Radyr is a short distance away and provides for all local amenities such as shops and a railway station. Furthermore, The A470 and M4 are in close proximity. NOT TO BE MISSED!



Driveway and garage

Driveway for multiple vehicles with garage. The garage has power and has been partially converted to a storage room. There is side access to the garden and a door to the rear of the property.



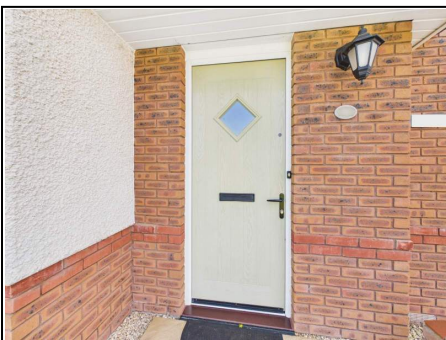
Front Entrance

The property is very well presented with a well maintained front entrance door and covered entrance porch. The property overlooks the communal, tended gardens and benefits from stunning views out towards Castell Coch and the surrounding countryside.



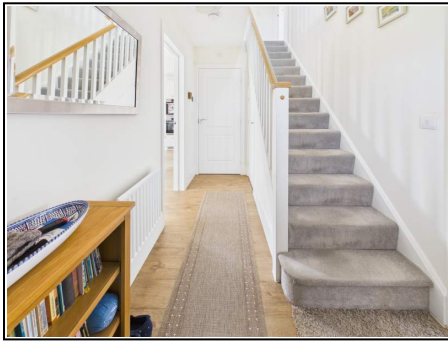
Communal Garden

A fully maintained landscaped area, to the front of this and adjacent properties, laid to lawn with planted borders.



Entrance to property

Front entrance door, with covered storm porch, leading into the property.



Entrance Hallway

A bright and welcoming entrance hallway with carpeted staircase to first floor and doors off to ground floor accommodation and w/c.



Principle Reception Room

A spacious principle reception room with large windows to the front and side aspect. The fireplace has a wooden surround and acts as a pleasant focal point for the room.



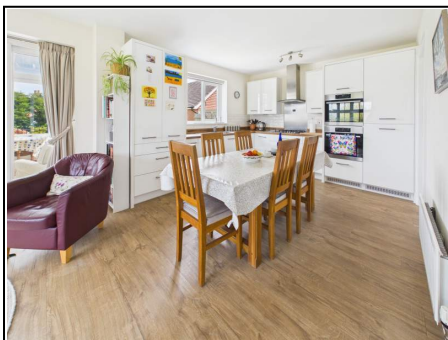
WC

This WC is very useful on the ground floor and accessed from the hallway. Wash hand basin and WC.



Kitchen/family/dining room

An attractive and spacious open plan kitchen/family/dining room. The kitchen benefits from stylish base and eye level units which provide for multiple storage options. There is ample worktop space and a one and a half bowl sink drainer unit with mixer tap. There are windows to the front and side aspect and doors lead to the utility room and conservatory.



Kitchen/Dining Room

As depicted.



Family Room

As depicted.



Conservatory

This recently constructed Dunraven conservatory, with 'solar glass' roof, is entered from the family room area and provides for a additional sitting area overlooking the rear garden. French doors leading to the private rear garden.



Utility Room

A useful utility room entered from the kitchen with additional door to the driveway. The utility has plumbing for a washing machine, a single bowl sink drainer unit with mixer tap and ample worktop space.



Landing

Spacious landing with doors to the accommodation, bathroom and storage cupboard. A window to the front aspect provides for light into the area and views over Castell Coch and the countryside.



Bedroom 1

Bedroom 1 provides for a spacious double bedroom with a window to the side aspect. There is ample storage space with built in wardrobes, desk and a door leads to the en-suite shower room.



En Suite Shower Room to Bedroom 1

A large en suite shower room providing for a WC, wash hand basin with mixer tap and shower cubicle. There is a window to the rear aspect.



Bedroom 2

Bedroom 2 is a further double bedroom with large windows to the side and front aspect providing a pleasant view over the countryside and Castell Coch.



Bedroom 3

This is another generously proportioned double bedroom with a large window to the front aspect with views over Castell Coch and the surrounding countryside.



Bedroom 4

Bedroom 4 is another sizeable double bedroom with a window to the side aspect.



Bathroom

This well presented bathroom comprises of a WC, wash hand basin with mixer tap, bath with shower screen and shower head. There is a window to the side aspect.



Rear Garden

A very well maintained and particularly private, southerly facing rear garden, mainly laid to lawn, with well defined boundaries. Access to driveway.



Rear Garden 2

Further garden area laid to lawn directly off the property with steps down to the main garden area.



Rear Garden Second Angle

As depicted.

Agents Opinion

A truly fabulous property, enviably located, on this highly desirable and easily accessible development in Radyr, Cardiff. The property overlooks professionally tended gardens to the front, with commanding views, and offers family sized accommodation within. There is a pedestrian pathway to the front of the property that conveniently leads down to Heol Isaf and provides easy access to Radyr centre and all it's wonderful amenities. This property simply must be viewed to be fully appreciated.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water

EPC Rating:85

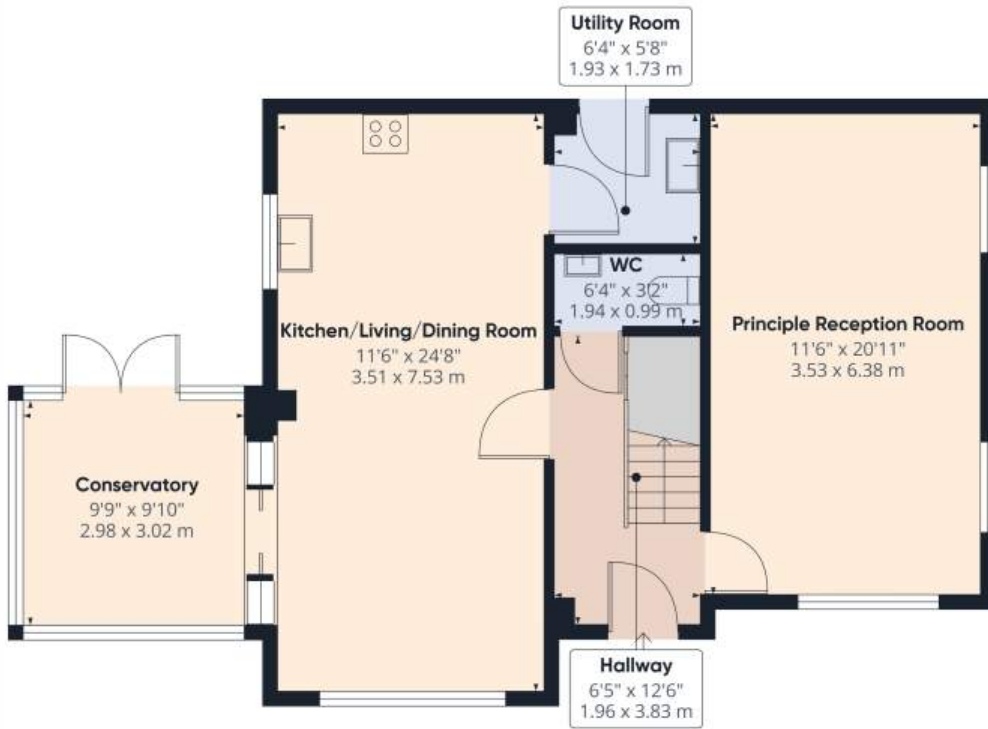
Tenure

We are informed that the tenure is Freehold

Council Tax

Band G





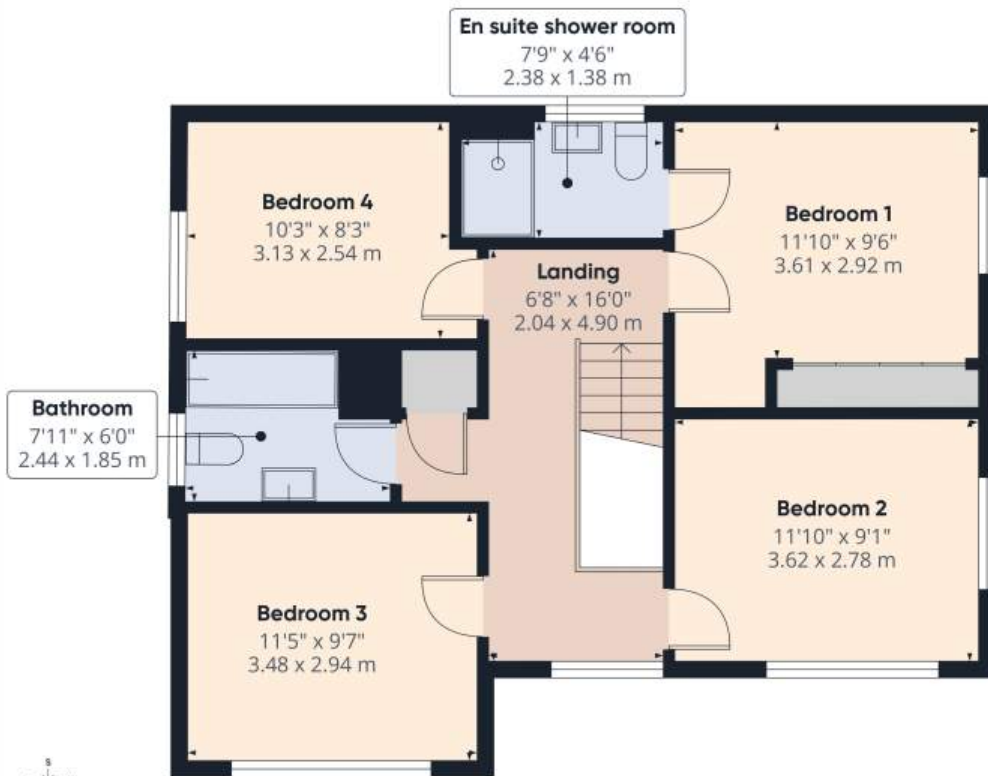
Ground Floor Building 1

Approximate total area⁽¹⁾
775 ft²
72 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE360



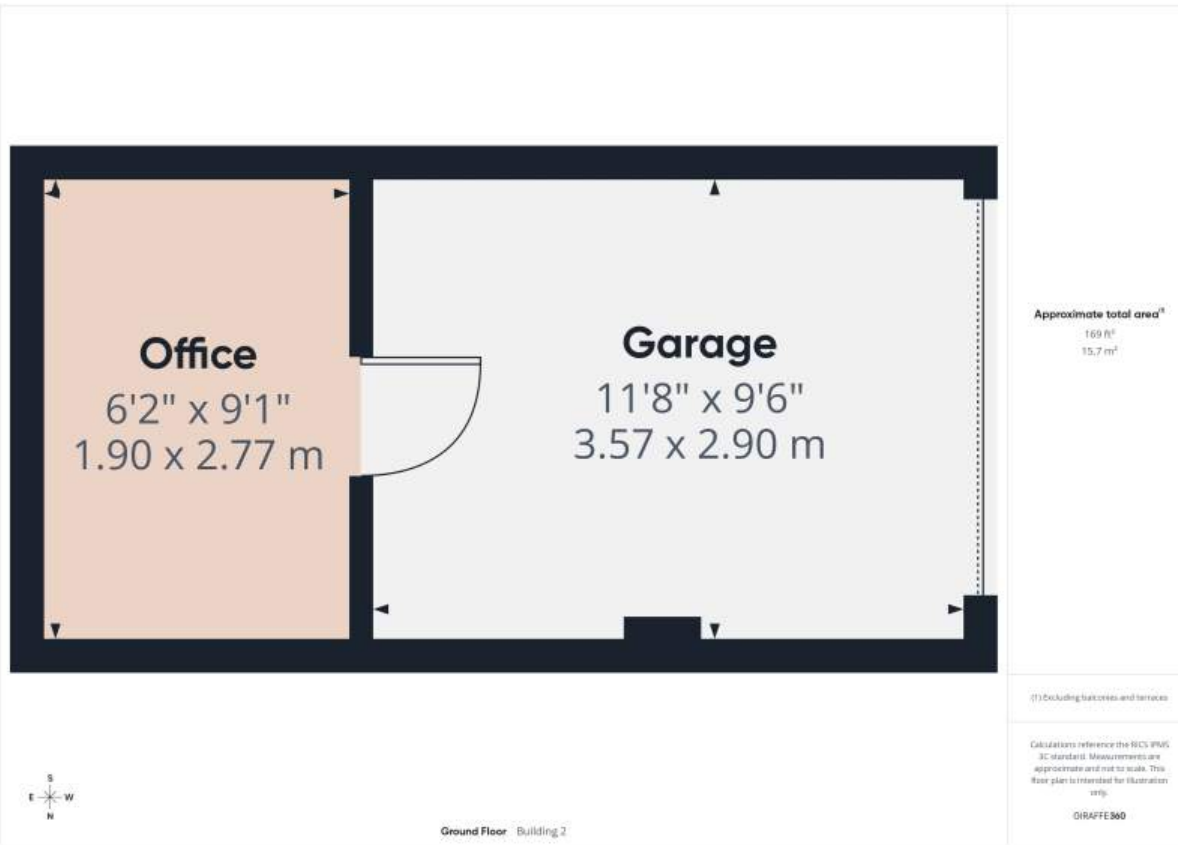
Floor 1 Building 1

Approximate total area⁽¹⁾
625 ft²
58.1 m²

(1) Excluding balconies and terraces


Calculations reference the BCS PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE360



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.