

Maes-Yr-Awel

RADYR, CARDIFF, CF15 8AN

£639,950

Hern &
Crabtree



Maes-Yr-Awel

This pristine and exceptionally spacious four-bedroom detached family home is set back on this highly sought-after no through road in Radyr. Offered with no onward chain, the property enjoys a peaceful setting backing directly onto Radyr Primary School playing fields and is just a short distance from a range of local amenities and Radyr Train Station, providing convenient access to Cardiff city centre.

The accommodation comprises a welcoming entrance porch and hallway, a ground floor cloakroom, a comfortable lounge, and a spacious dining room ideal for family gatherings and entertaining. The well-appointed kitchen and breakfast room offers ample space for everyday living and is complemented by a separate utility room. To the rear of the property is a large family sitting room, providing an additional versatile living area.

On the first floor, there are four generously sized bedrooms. Bedroom one benefits from its own en-suite shower room, while the remaining bedrooms are served by a large family bathroom complete with both bath and separate shower. The property is equipped with gas central heating, with the boiler having been replaced approximately one year ago.

Outside, the private rear garden features a keyblock paved patio and a well-maintained large lawn area. To the front, there is a lawned area and a resin driveway offering ample off-road parking and leading to the integral garage.

Radyr is a popular and well-established residential suburb offering a wide range of amenities, including a local parade of shops, golf and tennis clubs, doctors and dentists surgeries, an optician, a restaurant, and both primary and comprehensive schools. The area is also well-served by public transport, with a regular bus service and train links into the city centre.



2271.00 sq ft

Entrance

Storm porch. Entered via a composite door into the hallway.

Hallway

Coved ceiling. Stairs to the first floor. Radiator.

Cloakroom

Obscure double glazed window to the front. W/c and wash hand basin. Part tiled walls.

Kitchen

Double glazed windows to front. The kitchen is fitted with wall and base units with laminate worksurfaces. Breakfast bar. Integrated four ring convection hob, oven and grill. Integrated dishwasher and fridge. Stainless steel sink and drainer. Tiled splashbacks. Coved ceiling. Radiator. Tiled flooring.

Utility

Double glazed window to the front. Wall and base units. Wood laminate flooring. Radiator. Combi boiler. Space and plumbing for a washing machine and tumble dryer. Wooden door leading out to the side

Lounge

Double glazed window to the rear and double glazed patio doors to the side. Two radiators. Coved ceiling. Feature fireplace with marble hearth. Doors to dining room.

Dining room

Double glazed window to the rear. Radiator. Coved ceiling.

Sitting Room

Double glazed windows to the rear. Coved ceiling. Radiator. Living flame coal effect gas fire with marble hearth.

FIRST FLOOR

Landing

Double glazed window to the side. Radiator. Wooden Bannister. Coved ceiling.

Bedroom One

Double glazed window to the front. Radiator. Coved ceiling. Door to En-suite.

En-Suite

Shower and wash hand basin. Tiled walls. Laminate flooring.

Bedroom Two

Double glazed window to the rear. Radiator. Built in fitted mirrored wardrobes.

Bedroom Three

Double glazed window to the rear. Radiator. Coved ceiling.

Bedroom Four

Double glazed window to the front. Radiator. Coved ceiling.

Bathroom

Obscure double glazed window to the front. Bath, Walk in corner shower, wash hand basin, bidet and w/c. Radiator. Airing cupboard. Part tiled walls.

OUTSIDE

Front

Large off street parking driveway. Flower beds and lawn area with Fir tree.

Rear

Enclosed rear garden with timber fencing. Large patio sitting area. Gate access to the side. Mainly laid to lawn with shrubs and flower beds.

Garage

Integrated garage with power and light. Electric roller door. Obscure double glazed window to the side. Understairs storage shed with access to the side.

Additional Information

Please note that the square footage included the garage.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable

AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website





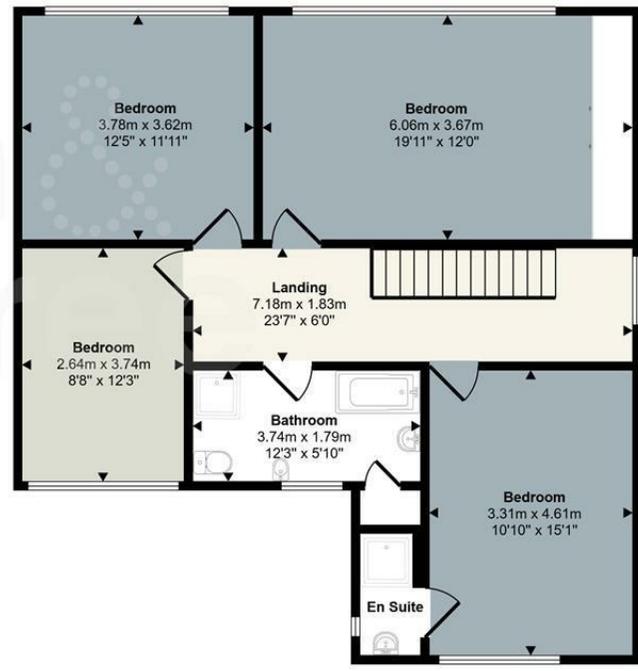
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
211 sq m / 2271 sq ft



Ground Floor
Approx 123 sq m / 1325 sq ft

Denotes head height below 1.5m



First Floor
Approx 88 sq m / 946 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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