

Park Road

RADYR, CARDIFF, CF15 8DG

OFFERS IN EXCESS OF £825,000

**Hern &
Crabtree**



Park Road

No chain. An exceptionally rare opportunity to acquire this truly magnificent extended detached family home, occupying a substantial plot on the ever-desirable Park Road in Radyr. Having been cherished and beautifully maintained by the same family for more than 40 years, this distinguished home now offers the perfect opportunity for a new owner to create their forever home.

Set well back from the road, the property enjoys an impressive sense of privacy and presence, while the breath-taking rear garden is undoubtedly the crowning feature of this remarkable home. Immaculately landscaped, wonderfully private, and of exceptional size, the garden provides a stunning backdrop, with nearly every principal room enjoying picturesque views across the grounds.

Extending to in excess of 3,000 sq ft, the accommodation briefly comprises a welcoming entrance and spacious hallway, handy cloakroom, a generous square lounge, formal dining room, fitted kitchen opening into an additional sitting room, and a magnificent garden room stretching across the full width of the property with direct access onto the rear garden. A utility room completes the ground floor accommodation.

To the first floor are five well-proportioned bedrooms, including a shower room to the principal bedroom, together with a family bathroom.

Further benefits include an integral single garage and extensive off-road parking for multiple vehicles to the front.

Park Road is located in the highly sought-after area of Radyr, which is exceptionally well served by local amenities. These include a parade of shops, golf and tennis clubs, doctors' and dentists' surgeries, an optician, restaurants, two well-regarded primary schools and a comprehensive school. Excellent transport links are provided by a nearby train station and regular bus services to and from Cardiff city centre.

- Five Bedroom Detached
- Living Room
- Sitting Room
- Garden Room
- Garage
- Cloakroom
- Dining Room
- Kitchen & Utility Room
- Bathroom & Shower Room
- Beautiful Gardens



3049.00 sq ft

Entrance

Entered via a storm porch with light, via a wood door, double glazed triangular bay window to the front and further wood window to the side, square arch to main hall.

Hall

Double glazed window to the front, stairs to the first floor, fitted sideboard for storage, radiator, coved ceiling, doors to kitchen, sitting room and the living room.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, storage cupboard, part tiled walls and tiled floor.

Living Room

Double glazed window to the front and side, bi fold wood glazed doors open to the garden room, coved ceiling, floor skirting board radiators, fireplace with a stone mantle, surround and hearth with inset gas fire, ornate over door feature.

Dining Room

Accessed from garden room and the hall, coved ceiling, feature cupboard within the recess, bi fold wood doors to the garden room.

Sitting Room

Double glazed wood window to the rear, door to the garden room and double glazed window, radiator, coved ceiling, fitted storage unit and bookshelf.

Kitchen

Double opening window to the garden room, a range of wall and base units with worktop over, a four ring gas hob with cooker hood above and tiled splashback, and integrated oven, microwave hide a way, one and a half bowl sink and drainer with mixer tap, space and plumbing for a

dishwasher, walk in style larder, space for breakfast table and chairs, recess with a door that leads to driveway, but currently used for fridge/freezer, radiator, vinyl flooring.

Utility Room

Door from kitchen, a single glazed window to the front, wall and base units with worktop over, space and plumbing for washing machine and tumble dryer, single bowl sink, quarry tiled flooring, door to garage.

Garden Room

Two sets of French doors lead to the rear garden with wooden windows to the rear, vaulted ceiling with fitted blinds, ceiling fans, power and light, brick tiled flooring.

First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, double glazed window to the front, access to loft space via pull down ladder, airing cupboard housing the hot water cylinder and shelving, store room which has double glazed windows to the front and built in storage cupboard, could be used as small office area.

Bedroom One

Double glazed window to the rear and side, radiator, fitted wardrobes.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes, overbed storage and further wardrobes wash hand basin.

Bedroom Three

Double glazed window to the rear and side, radiator, fitted wardrobes.

Bedroom Four(single)

Double glazed window to the rear, radiator, fitted storage.

Bedroom Five (single)

Double glazed window to the side and front, radiator, fitted wardrobes.

Bathroom

Double obscure glazed window to the side, bath with electric shower over, w.c and wash hand basin, part tiled walls, heated towel radiator.

Shower Room

Skylight window, a walk in style shower with raindrop shower head and separate mixer, w.c and wash hand basin, built in vanity cupboard and shelving, heated towel rail, extractor fan, tiled walls and tiled floor.

Rear Garden

Impressive garden enclosed with mature high rise hedges, paved patio, lawn and flower arrangement, built up rockery border, garden pond, steps to the main lawn, mature shrubs, trees and flower borders, cold water tap, timber shed, side access to the front.

Garage

A barn style door to the front, single glazed window to the side, boiler is situated in the garage, power and light, door which leads to small workshop area which has a glazed window and door to the garden.

Front

Driveway for two to three vehicles, lawn, mature well stocked shrubs and flower borders, steps to front door.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is I.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend

you seek advice from your legal conveyancer to ensure accuracy.

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.





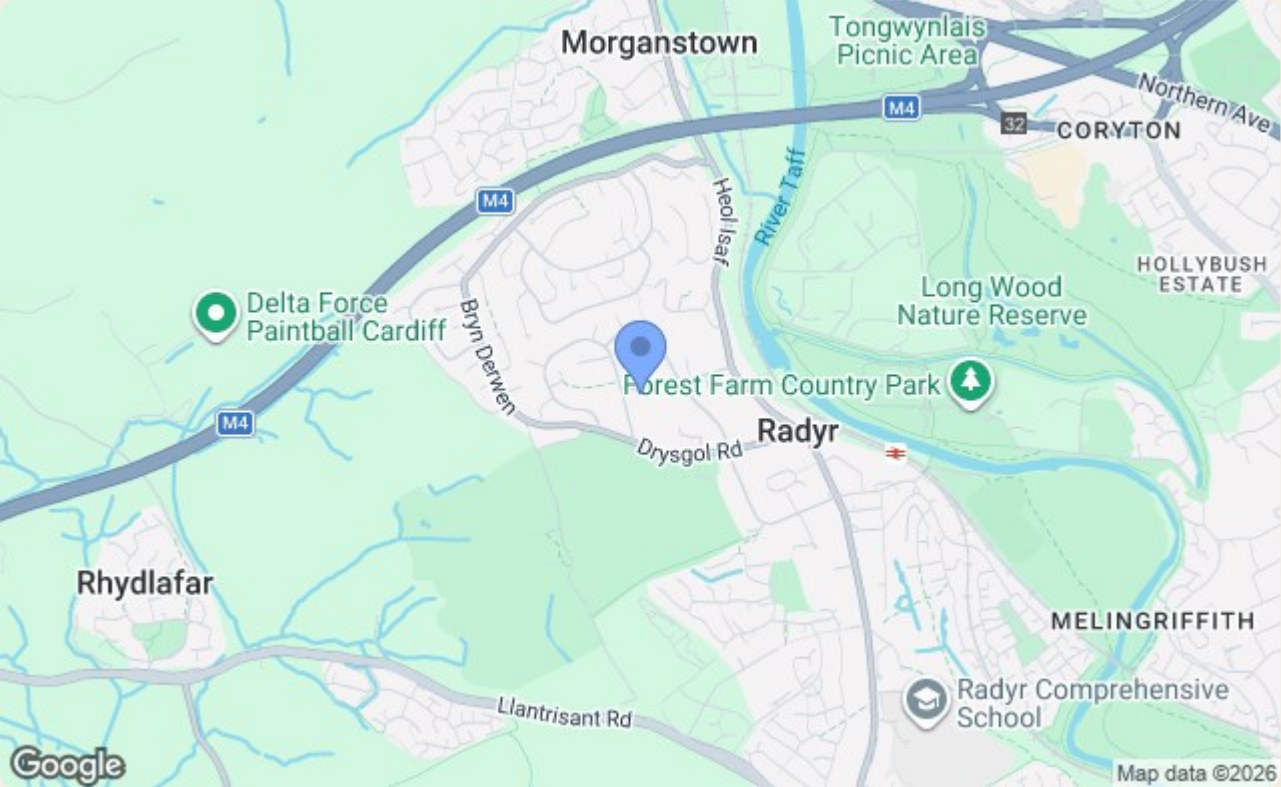




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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