

St. Philbert Street

RADYR, CARDIFF, CF15 8GW

GUIDE PRICE £385,000

**Hern &
Crabtree**



St. Philbert Street

An impressive three bedroom semi-detached home located in a peaceful setting on this fantastic Redrow development in Radyr. This 'Ludlow' style home is tastefully presented throughout to a high standard and offers modern open plan living with plenty of upgrades.

With light and spacious living space, the accommodation briefly comprises: Entrance Hall, Cloakroom Lounge and an Open Plan Kitchen/Diner with sliding doors out on to the landscaped Rear Garden to the ground floor. To the first floor are Three Good Size Bedrooms, with an En-Suite to the Master and a Family Bathroom. The property further benefits from a beautifully maintained rear garden as well as two off street parking spaces to the front.

St Philbert Street in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.



849.00 sq ft

Entrance

Entered via a composite door into the entrance hall.

Hallway

Stairs to the first floor with understairs storage cupboard. . Radiator. Door to cloakroom. Tiled flooring.

Cloakroom

Obscure double glazed window to the front. W/c and wash hand basin. Radiator. Tiled floor.

Lounge

Double glazed window to the front. Radiator. Tiled floor.

Kitchen/Diner

Double glazed Sliding patio doors to the rear. Double glazed window to the rear. The kitchen is fitted with wall and base units and complimentary worksurfaces. Stainless steel sink and drainer. Integrated four ring gas hob and oven and grill. Integrated dishwasher, fridge and freezer. Radiator. Tiled floor. Cupboard housing washing machine and tumble dryer.

FIRST FLOOR

Landing

Double glazed window to the side. Wooden bannister. Radiator. Loft access hatch. Airing cupboard housing the boiler.

Bedroom One

Double glazed window to the front. Radiator. Built in storage cupboard. Door to en-suite.

En-suite

Shower, w/c and wash hand basin. Heated towel rail. Tiled flooring.

Bedroom Two

Double glazed window to the rear. Radiator.

Bedroom Three

Double glazed window to the rear. Radiator.

Bathroom

Obscure double glazed window to the front. Bath with shower over, w/c and wash hand basin. Heated towel rail. Tiled floor.

OUTSIDE

Front

Off street parking for two vehicles..

Rear Garden

Enclosed rear garden with low rise wall and timber fencing. Paved patio sitting area, Cold water tap. Lawn area. Steps down to a further lawn area.

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.

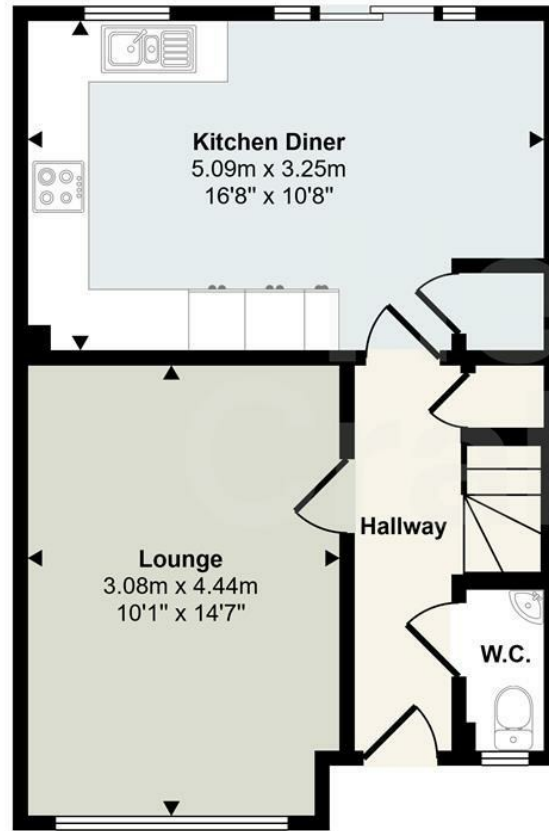
Additional Information

Epc - B
Council Tax - E

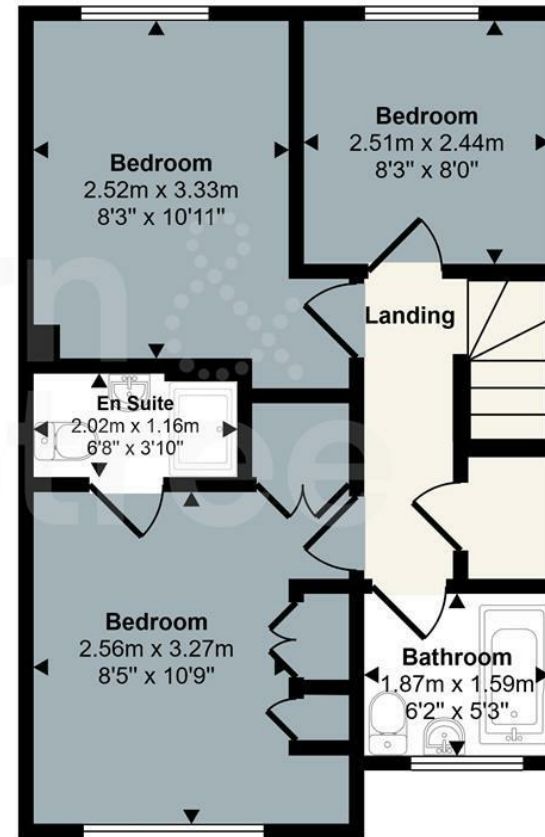




Approx Gross Internal Area
79 sq m / 849 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 40 sq m / 433 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	85	
(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	

Good old-fashioned service with a modern way of thinking.

