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18 Clos Ysgallen, Morgantstown, Radyr, Cardiff, CF15 8FT.

£580,000

 peter
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A beautifully maintained and greatly improved detached four double bedroom double fronted house, built circa 2007 by Messrs Belway Homes, a reputable firm of national house builders and completed with a 10-year NHBC guarantee.

This stylish modern home occupies a corner plot with a large front garden with additional two to three car drive, and space to extend if required, as well as a beautifully landscaped rear garden with two sun terraces, a decked patio, a pergola with hot tub and an astro turf lawn currently housing a trampoline, all afforded privacy by timber fencing and natural screens of conifer trees. Wonderful views are enjoyed from the sun terraces across the surrounding area towards wooded hillside with even a view of Castell Coch to the left. The property benefits from gas heating with panel radiators, white PVC double glazed windows and outer doors, a stylish modern fully fitted white high gloss kitchen and breakfast room (19ft 5 x 11ft 9), a large lounge (26ft 4 x 12ft 7) inset with PVC French doors, and a separate very versatile sitting room/snug/home office, formerly a single garage, independently approached from the entrance hall, and fitted with fully insulated walls and ceilings and a ceramic tiled floor with a massive range of power points finished in chrome with matching light switches.

The first floor is approached via a wide carpeted spindle balustrade staircase leading to a central landing, with access to four double size bedrooms, and two stylish luxury bathrooms, one being ensuite to the master bedroom. This charming, detached home, is located within a quiet and select private residential close, away from passing traffic, yet well placed with easy access to the Rady Amenities. Must be seen! The property provides 1500 square feet.

Aml Checks

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Radyr

Within a short walk is the popular Ty Nant Public House and restaurant, whilst the surrounding countryside provides many delightful country walks. Within easy driving distance is an exit onto the A 470, allowing fast travel to Cardiff City Centre, the M4, Pontypridd and Merthyr. The property is conveniently placed for access to Radyr Village, with its many amenities, including a Local Railway Station positioned on Station Road, a shopping centre with a post office, an Italian Restaurant and a Micropub.

The house is located within easy access to Radyr High School, and a Medical Centre is within walking distance. Radyr also has a golf club, a cricket club and the Radyr Train Station which has been recently upgraded to include disabled access and is part of the New South Wales Metro integrated transport network being developed.

Excellent schools are available within Radyr, including Radyr High school off Heol Isaf, Bryn Deri Primary School on Cae'r Graig, Radyr Primary School which offers a breakfast club and an after-school club. In addition, there are well regarded nursery facilities within the Village including Cylch Meithrin Radur and Phentrepoeth Nursery located in Old Church rooms, Park Road, a welsh nursery for children aged 2-5. There is also a local library on Park Road and Mother & Toddler Group facilities.

Entrance Porch Approached via a PVC part panelled double glazed front entrance door with matching side screen windows leading to a tiled threshold.





Entrance Hall 17' 1" x 6' 6" (5.21m x 1.98m) Approached via a part panelled double glazed internal entrance door with matching side screen windows opening into a central hall with laminate flooring, wide carpeted spindle balustrade staircase with under stair recess, radiator. Stylish contemporary oak panel doors to all ground floor principal rooms.

Downstairs Cloakroom Modern white suite comprising W.C, mounted wash hand basin with chrome mixer taps and pop-up waste and a built-out vanity unit with white high gloss doors, radiator, part ceramic tile wall, shaver point, patterned glass PVC double glazed window to rear, ceiling with spotlight.

Kitchen And Breakfast Room 19' 5" x 11' 9" (5.92m x 3.58m) Approached independently from the entrance hall via a contemporary oak panel door leading to a well fitted modern kitchen/breakfast room with extensive range of floor and eye level units in white high gloss, with oak work surfaces, incorporating a white ceramic sink with power jet mixer taps, vegetable cleaner and drainer. Large, impressive Range Master range cooker with 5 ring gas hob including wok burner, additional electric hot plates, two fan assisted electric ovens, separate grill and separate warming drawer. Range Master canopy style extractor hood, walls ceramic tiled, integrated Lamona microwave, integrated Lamona dishwasher, soft closing doors and drawers. Ceiling with spotlights, laminate wood flooring, radiator, two PVC double glazed windows with outlooks across the rear gardens and



over the surrounding area towards distant hillside, further PVC double glazed window to side, air ventilator, part panelled double glazed outer door to side, further range of full height wall units one housing an Ideal gas boiler.

Lounge 26' 4" x 12' 7" (8.03m x 3.84m) Independently approached from the entrance hall via two separate light oak contemporary panel doors. Laminate flooring throughout, white PVC double glazed French doors open onto a raised sun terrace with elevated outlooks across the surrounding area and towards distant hillside, coved ceiling, two radiators, white PVC double glazed window with outlooks across the sizeable front gardens and private drive.

Sitting Room/Study/Snug 15' 7" x 8' 2" (4.75m x 2.49m) Independently approached from the entrance hall via a light oak contemporary panel door leading to a very versatile and useful reception room, formally a garage now converted, with a fully tiled floor, fully insulated and plastered walls, ceiling with spotlights, radiator, white PVC double glazed window with outlooks across the large front gardens and drive. Stylish chrome light switches and power points throughout. Very versatile room.

First Floor Landing Approached via a carpeted single flight staircase with a spindle balustrade leading to a central landing with access to roof space, built in airing cupboard housing a large unvented hot water heater with shelving above.



Master Bedroom One 11' 5" x 13' (3.48m x 3.96m) A double sized bedroom, approached via an entrance recess from the landing measuring an additional 5ft depth x 3ft width, via a contemporary oak panel door. This master bedroom also benefits from fully fitted full height wardrobes providing additional space to the room measuring 2ft 2 depth x 5ft width. There is an additional corner cupboard incorporating a small workstation. PVC double glazed window with pleasing outlooks across the large front gardens and drive. Radiator.

En Suite Shower Room 9' 7" x 4' 8" (2.92m x 1.42m) Approached independently from the master bedroom via a contemporary oak panel door leading to a stylish contemporary modern white suite with walls largely ceramic tiled comprising of a double size ceramic tiled shower cubicle with chrome shower fittings including waterfall fitment and hand fitment, clear glass sliding doors and panel, W.C with concealed cistern, oval shaped mounted wash hand basin with chrome mixer taps and pop up waste, range of built out vanity unit with white high gloss doors and granite patterned worktops. Laminate flooring, air ventilator, patterned glass PVC double glazed window to side



Bedroom Two 11' 8" x 11' 6" (3.56m x 3.51m) Independently approached from the landing via a contemporary oak panel door leading to a further double size bedroom, inset with a white PVC double glazed window with outlooks across the large front gardens and drive, radiator. Additional built-in wardrobe providing 1ft 5 storage depth x 5ft 2 storage width over the room measurement.

Bedroom Three 11' 10" x 8' 1" (3.61m x 2.46m) Approached independently from the landing via a contemporary oak panel door leading to a further double size bedroom equipped with a radiator and a PVC double glazed window with charming, elevated outlooks across the rear gardens and over the surrounding area towards distant wooded hillside.

Bedroom Four 9' 9" x 9' 8" (2.97m x 2.95m) Approached independently from the landing via a contemporary oak panel door, inset with a further built in wardrobe providing extra storage space to the bedroom measuring 3ft 6 width x 2ft storage depth with enclosed panel doors. Radiator, PVC double glazed window with delightful outlooks across the rear gardens, over the surrounding area and onto distant wooded hillside. The top of Castell Coch can be just seen to the left-hand side.

Family Bathroom Modern Stylish contemporary white suite with walls largely ceramic tiled comprising panel bath with chrome hand grips, chrome mixer taps, chrome shower unit, clear glass shower screen, W.C, oval shaped wash hand basin with chrome mixer taps and pop-up waste, positioned



within a built-out vanity unit with granite patterned laminate worktops and vanity cupboards and drawers with white high gloss doors. Tiled splashback, bathroom mirror, stylish contemporary chrome vertical towel rail/radiator, patterned glass PVC double glazed window to rear, ceiling with spotlights and air ventilator. (Roca suite.)

Outside Front Garden A large front garden is chiefly finished in stone and enclosed by decorative railings providing additional parking space potential if required.

Private Entrance Drive Private tarmacadam off street vehicular entrance drive providing parking for two to three cars.

Side Garden Enclosed by a garden gate with high timber fencing to afford privacy, fully paved and leading to the rear garden. Outside water tap.

Garage 16' 5" x 7' 10" (5.00m x 2.39m) Approached via an up and over door with electric power and light. Also approached from a courtesy door from the side garden.

Rear Garden Beautifully landscaped gently terraced incorporating a full width fully paved sun terrace with wrought iron balustrade enjoying elevated outlooks across the surrounding area and towards wooded hillside with a view just of the top of Castell Coch. The rear garden sides on to an area of shrub and tree filled publicly owned space completely inaccessible and providing a lovely screen of privacy to the garden itself.

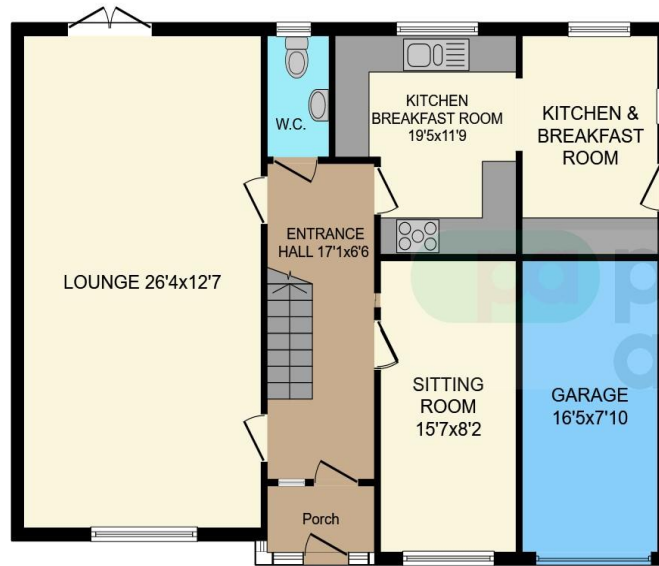






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Ground Floor



First Floor

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