



£325,000 OIRO

Hazel Tree Close, Radyr

Detached House | 3 Bedrooms | 2 Bathrooms



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Step Inside

Key Features

- Detached Family Home
- 3 Bedrooms
- 3 Reception Rooms
- Downstairs W.C.
- Study
- Spacious Kitchen
- South Facing Rear Garden
- Well presented
- Great School Catchment
- Viewing Highly Recommended

Property Description

MOVE STRAIGHT IN! A BEAUTIFULLY PRESENTED modern three bedroom detached home with LOADS of space for a family to grow. LARGE SOUTH FACING REAR GARDEN! This property is ideally located in a quiet close in the sought after Village location of Radyr.

Main Particulars

MOVE STRAIGHT IN! A BEAUTIFULLY PRESENTED modern three bedroom detached home with LOADS of space for a family to grow. LARGE SOUTH FACING REAR GARDEN! This property is ideally located in a quiet close in the sought after Village location of Radyr.

The property comprises of a lounge, dining room with patio doors leading to the rear garden, spacious kitchen with ample storage, playroom, study, utility room AND cloakroom to the ground floor. To the first floor can be found three good sized bedrooms and a family bathroom. The property further boasts gas central heating and double glazing throughout.

Within easy walking distance of the amenities of ever popular Radyr village which is well served with local amenities including shops, doctors surgery, a golf course and tennis club. in addition to beautiful country walks on the doorstep and within a short driving distance to the A470 and M4.

It also benefits from being within an excellent school catchment area, with two primary schools and is within the catchment for the well regarded Radyr Comprehensive School. Viewing highly recommended.

The Accommodation comprises

Entrance Hallway - Entered via a UPVC door with double glazed glass panel inserts, wall mounted radiator, with doors leading to the playroom, study, cloakroom storage cupboard and lounge. Cream carpet.

Cloakroom - This light and airy cloakroom has laminate flooring, has a white suite with toilet, and wash basin, obscure panel double glazed window to the side and a wall mounted radiator.

Living Room - Entered via a wooden door, the lounge is carpeted throughout with a wall mounted radiator offering ample heating on those cold winter nights, power sockets, T.V point and a UPVC double glazed window overlooking the front garden. With stairs leading to the first floor. Feature electric fireplace this room provides the perfect spot for the family to relax and enjoy an evening company together, whether in conversation or in front of the TV. The lounge also has a glazed door leading through into the Kitchen.

Kitchen/Breakfast Room - With a wide range of modern and stylish eye level and base units with ample storage facilities. The kitchen provides the beating heart of any family home and this one provides ample space for the whole family to enjoy. With room for a breakfast bar/table the kitchen provides the perfect spot to prepare meals and entertain simultaneously. One and Half stainless steel sink drainer unit with mixer taps. Integrated dish washer, fitted electric double oven and electric hob amplifies the quality of this fitted kitchen. Wood laminate flooring. Large uPVC double glazed windows to rear aspect over looking the sun trap of the south facing rear garden and space for a fridge freezer. Granite work surfaces and splash backs. Door to Dining room.

Dining Room - Entered via a wooden door from the kitchen, the dining room has a continuation of laminate flooring, a wall mounted heater and sockets. Providing access to the rear garden are patio doors, and a wooden door into the Utility.

The south facing uPVC double glazed patio doors leading to the rear garden, allowing you to welcome the outdoors in, whilst enjoying your family meals.

Laundry Room - UPVC double glazed window to rear. Radiator. Plumbed for automatic washing machine and space for a tumble dryer and additional fridge.

From the hallway you will find a further two rooms.

Study - Just perfect as a home office, this room has a Vellux window, which floods the room with natural daylight.

Playroom - Currently utilised as a massage room, it is the perfect space for the children and family to relax and enjoy quality family time together or could be used as a home gym.

First Floor Landing - UPVC double glazed window to side. Airing cupboard. Doors to three bedrooms plus family bathroom. Loft access.

Bedroom One - An attractive Master double bedroom, to the front, TV point and radiator under the uPVC double glazed window. This bedroom offers stylish comfort and provides the ideal environment to relax and provide the perfect nights sleep. Built in wardrobes.

Bedroom 2 - Double bedroom, window to rear, with pendant lighting. With space for double wardrobe. An ideal teenagers bedroom.

Bedroom 3 - Another bedroom, window to front. It is an ideal guest/child's bedroom with fitted storage along one wall.

Family Bathroom- A well-proportioned family bathroom with fully tiled walls, laminate wood flooring, panelled bathtub with shower over, toilet and hand wash basin. Two obscured uPVC double glazed windows to the side and rear, and wall mounted towel radiator.

Outside

Front Garden - Mainly laid to lawn, pathway to side access, driveway leading to the front of the property with space for the family vehicle.

Rear Garden - A private and enclosed rear sun trap of a SOUTH facing garden providing multiple areas for enjoyment. The patio area located directly outside the dining room and kitchen, is an ideal spot for a relaxing drink after work or those special family BBQs. This is a mature and well established garden with shrubs and planting borders. Lovingly looked after by the current owners, the garden is waiting for a new family to enjoy it. A further patio can be found at the bottom of the garden ideal for Al Fresco Dining. Wooden gate leading to the front garden and two sheds.



Floorplan

Floorplan

Room Dimensions

Hall	13'5" x 2'4" (4.09 x 2.44m)
Cloakroom	6'2" x 3'3" (1.88 x 1.00m)
Laundry Room	7'11" x 5'0" (2.43 x 1.53)
Dining Room	13'9" x 8'0" (4.19 x 2.44m)
Play Room	9'10" x 7'11" (3.01 x 2.43m)
Kitchen	17'1" x 11'1" (5.20 x 3.39m)
Living Room	16'11" x 14'11" (5.15 x 4.57m)
Study	7'11" x 7'6" (2.42 x 2.31m)
Master Bedroom	11'4" x 10'6" (3.45 x 3.20m)
Bedroom Two	11'3" x 10'6" (3.43 x 3.20m)
Bedroom Three	7'10" x 7'8" (2.39 x 2.35)
Family Bathroom	7'2" x 5'7" (2.20 x 1.70m)



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024

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