

## 11 Plymouth Drive, Radyr

£1,050,000 Freehold

5 BEDROOM DETACHED IN SOUGHT AFTER LOCATION **WESTERLY FACING GARDEN** DOUBLE GARAGE A well positioned five bedroom detached family home situated in the exclusive area of Plymouth Drive in Radyr, offering spacious and versatile accommodation throughout. The property features three reception rooms, kitchen, utility room, WC, a bright conservatory overlooking the rear garden, and five well-proportioned bedrooms with two en-suites and family bathroom. Externally, there is a generous west-facing rear garden, ideal for enjoying afternoon and evening sun, along with a large driveway providing ample off-road parking and access to a detached double garage. Ideally located close to local amenities, schools, and transport links, this is an excellent opportunity to acquire a substantial family home in a desirable location.

Council Tax band: TBD

Tenure: Freehold

## **ENTRANCE**

16' 5" x 15' 11" (5.01m x 4.85m)

Entered via double hardwood doors with stained glass windows, into hallway. Oak wood flooring. Doors lounge, dining room, kitchen, utility room, sitting room and WC. Stairs to first floor with storage cupboard under. Two radiators.

## **LOUNGE**

25' 9" x 12' 0" (7.84m x 3.66m)

Double glazed window to front and aluminium sliding doors to rear conservatory. Oak wood flooring. Feature gas fireplace. Two radiators.

## **CONSRVATORY**

23' 9" x 14' 8" (7.23m x 4.47m)

A Leekes conservatory with double glazed hardwood windows to all aspects, with external door to side. Fan light and electric wall heater. Tiled flooring.

## **KITCHEN**

11' 9" x 9' 2" (3.57m x 2.80m)

A well appointed kitchen fitted with a range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted electric oven and gas hob with extractor fan over. Integrated fridge, freezer and dishwasher. Tiled splash backs and flooring. Plinth heater. Double glazed window to rear overlooking the garden. Door to dining room.

## **DINING ROOM**

10' 9" x 9' 10" (3.28m x 3.00m)

Double glazed window to rear. Oak wood flooring. Radiator.

## **UTILITY ROOM**

4' 11" x 6' 1" (1.51m x 1.85m)

Fitted base and eye feel units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine and tumble dryer. Wall mounted gas central heating boiler. Tiled flooring and splash backs. Double glazed external door to side.

## **CLOAKROOM**

6' 5" x 3' 1" (1.96m x 0.94m)

Low level WC and floating wash hand basin. Fully tiled walls. Oak wood flooring. Ladder radiator. Double glazed window to side.

## **FIRST FLOOR LANDING**

Traditional coving. Radiator. Built in cupboard housing hot water tank. Access to loft. Doors to all rooms.

## **BEDROOM ONE**

12' 0" x 12' 0" (3.67m x 3.67m)

A spacious primary bedroom. Built in wardrobes to one side. Radiator. Window to front. Door to en suite.

## **EN-SUITE ONE**

8' 5" x 8' 0" (2.57m x 2.44m)

Off white suite; low level WC, bidet, wash hand basin with white miser tap and tiled vanity unit, bath with tiled panel, white mixer tap and white shower. Two heated towel rails. Shaving point. Extractor fan. Window to front.

## **BEDROOM TWO**

12' 10" x 8' 9" (3.91m x 2.67m)

A second double bedroom. Built in wardrobes to one side. Two radiators. Two windows to front. Door to en-suite.

## **EN-SUITE TWO**

9' 10" x 5' 9" (2.99m x 1.76m)

White suite; low level WC, built in wash hand basin with black miser tap and vanity, shower with dual headed chrome shower and glass window sliding shower screen. Heated towel rail. Extractor. Tiled walls.

## **BEDROOM THREE**

12' 1" x 9' 5" (3.69m x 2.87m)

A third double bedroom. Built in wardrobes and cupboards to two sides. Radiator. Windows to rear.

## **BEDROOM FOUR**

10' 10" x 10' 0" (3.30m x 3.06m)

A fourth double bedroom. Built in wardrobes to one side. Radiator. Window to rear.

## **BEDROOM FIVE**

11' 9" x 9' 3" (3.57m x 2.83m)

A fifth bedroom. Built in wardrobes. Radiator. uPVC window to rear.

## **FAMILY BATHROOM**

8' 8" x 6' 0" (2.65m x 1.84m)

Neutral suite; low level WC, wall hung wash hand basin with gold mixer tap, bath with gold mixer tap, gold shower and glass shower screen. Bidet. Heated towel rail. shaving point. Extractor fan. Tiled walls. Obscured glass window to side.

## FRONT GARDEN

Beautifully paved steps to a welcoming entrance. Lawn area and mature trees and shrubs either side of entrance. Driveway with parking for two vehicles side by side.

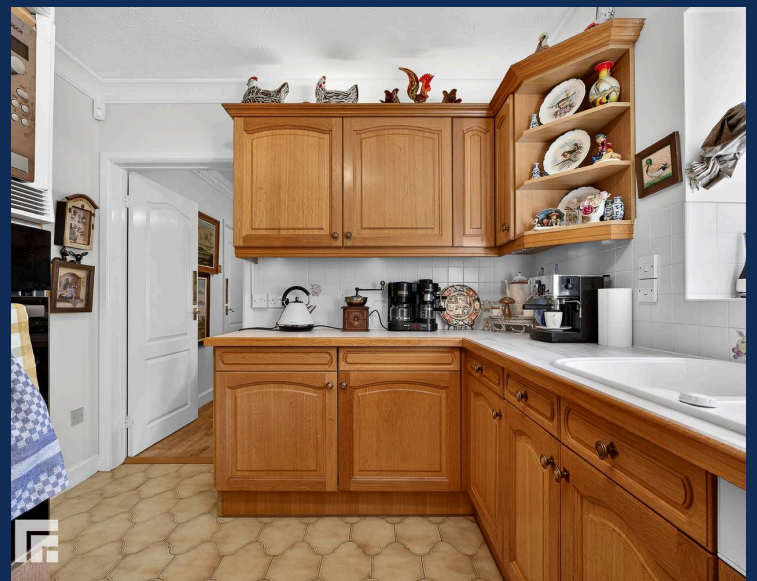
## REAR GARDEN

Bordered by a wall, a westerly facing rear, wrap around garden. Large area of lawn with paved patio and pathway which wraps around the side to another beautifully maintained lawn area/side garden. Timber gate to side for access. Side door into garage for access via the garden.

## GARAGE

18' 8" x 17' 7" (5.69m x 5.36m)

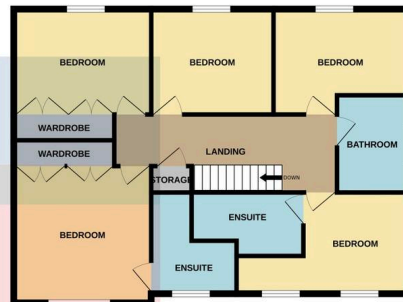
Double garage with electric door. Power and lighting. Apex roof. Window to side. Pedestrian door to side into garden.



GROUND FLOOR  
1105 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 1966 sq.ft. (182.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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