



28 St. John Avenue, Radyr

£465,000 Freehold

**** FOUR BEDROOM BELLWAY HOME ** GARAGE/HOME OFFICE ** NO CHAIN **** Four bedroom detached Bellway home with kitchen, lounge, cloakroom, To the first floor principal bedroom with en-suite, three further bedrooms and a family bathroom. Well proportioned rear garden and patio. Garage/home office and Store room. EPC Rating:

B

Council Tax band: TBD

Tenure: Freehold

LOCATION

The property is situated in the ever popular village of Radyr. The village is well served by local amenities including shops, a golf course, Italian restaurant, other recreational facilities, two primary schools and a comprehensive school. There is a regular bus and train service to and from Radyr and also easy access to the A470 and M4 motorway.

ENTRANCE

Steps to main side entrance. Laid to lawn with shrub borders. Access to tandem driveway with parking for 2/3 vehicles. Outside lighting.

HALLWAY

Dimensions: 12' 4" x 8' 0" (max) (3.76m x 2.44m). Entered via double glazed composite front door into hallway.

Doors to lounge, kitchen, WC and spacious storage cupboard. Radiator. Luxury Vinyl Tile (LVT) herringbone style flooring. Stairs to first floor.

LOUNGE

Dimensions: 18' 1" x 10' 9" (5.53m x 3.29m). uPVC double glazed window to front. Radiator.

KITCHEN

Dimensions: 18' 8" x 15' 7" (max) (5.69m x 4.75m). A stylish kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer, with complementary work surfaces and upstand. Fitted electric oven and microwave, gas hob with extractor hood over. Integrated fridge/freezer and dishwasher. LVT herringbone style flooring.

Cupboard housing gas central heating boiler. Under stair storage cupboard. Radiator. uPVC double glazed window to side, plus window and French patio doors to rear garden.

CLOAKROOM

Dimensions: 4' 9" x 3' 3" (1.45m x 1.00m). Low level WC and pedestal wash hand basin. Tiled splash backs. uPVC double glazed window to side. Radiator. LVT herringbone style flooring.

FIRST FLOOR

LANDING

A spacious landing with door to four bedrooms and bathroom. Airing cupboard housing hot water cylinder. Loft access.

BEDROOM ONE

Dimensions: 12' 3" (max) x 10' 8" (3.74m x 3.26m). uPVC double glazed window to rear. Radiator. Door to en-suite.

ENSUITE

Dimensions: 10' 7" x 3' 11" (3.25m x 1.21m). A well presented en-suite comprising low level WC, pedestal wash hand basin and fitted shower cubicle with rainfall shower head and separate handheld attachment. Tiled splash backs and LVT flooring. Extractor fan. Radiator. uPVC window to side.

BEDROOM TWO

Dimensions: 11' 10" (max) x 10' 8" (3.62m x 3.26m). uPVC double glazed window to front. Radiator.

BEDROOM THREE

Dimensions: 9' 0" x 7' 8" (2.76m x 2.35m). uPVC double glazed window to side. Radiator.

BEDROOM FOUR

Dimensions: 8' 6" x 7' 8" (2.60m x 2.35m). uPVC double glazed window to side with views. Radiator.

BATHROOM

Dimensions: 10' 8" (max) x 5' 11" (3.26m x 1.81m). The bathroom is fitted with low level WC, pedestal wash hand basin and panelled bath with rainfall shower head, separate handheld attachment and glass screen. Tiled splash backs. LVT flooring. Extractor fan. uPVC double glazed window to side. Radiator.

OUTSIDE

REAR GARDEN

A sunny, landscaped rear garden with part artificial lawn and tiled patio. Boundary wall. Outside lighting and power points. Outside tap. Gated access to driveway. Pedestrian door into garage/home office. Garden shed.

GARAGE/HOME OFFICE

Dimensions: 11' 8" x 9' 8" (3.57m x 2.96m). A fully insulated garden room split into 2/3rds of the garage. Tiled flooring. Light and power. Door to store room.

STORE ROOM

Dimensions: 10' 7" x 7' 6" (3.23m x 2.29m). A single up and over garage door. Storage into roof space. Light and power.

ADDITIONAL INFORMATION

Management fee approx. £235.00 payable when site is complete.



