



3 Wilde Court, Radyr

£525,000 Freehold

An aesthetically pleasing, charming, well presented four bedroom detached family home enjoying a rear south westerly aspect backing onto Radyr woodlands, located a short distance from Radyr Village, Radyr Train Station along with multiple sports clubs on the door step. Entrance hallway, cloakroom, spacious lounge with French doors to the rear garden, study to front, kitchen and breakfast room with door to the adjoining dining room. To the first floor are four good sized bedrooms majority with fitted wardrobes, the primary bedroom has an ensuite shower room and there is a separate family bathroom. Gas central heating. uPVC double glazed windows. A south westerly rear garden comprising immaculately paved Sandstone patio leading onto an area of lawn. Sandstone paved pathway to front leading to entrance door. Driveway leading to garage. EPC Rating: C.

Council Tax band: TBD

Tenure: Freehold

Entrance

Sandstone paved pathway to the front door. Gravelled front garden and with evergreen boundary hedge. Driveway to side leading to single garage, plus gated access to rear garden.

Hallway

17' 6" x 5' 10" (5.33m x 1.79m)

Entered via front door with window over into hallway. Doors to lounge, dining room, study, kitchen/breakfast room and WC. Stairs to first floor with under stair cupboard. Oak flooring. Radiator.

Lounge

15' 4" x 11' 4" (4.68m x 3.46m)

Electric feature fireplace. uPVC double glazed French patio doors to rear garden. Oak flooring. Radiator.

Dining Room

10' 4" x 8' 8" (3.14m x 2.65m)

uPVC double glazed window to front. Oak flooring. Radiator.

Study

11' 4" x 6' 10" (3.46m x 2.09m)

uPVC double glazed window to front. Oak flooring. Radiator.

Kitchen/Breakfast Room

13' 5" x 12' 9" (4.10m x 3.89m)

The kitchen is fitted with base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Integrated fridge/freezer and dishwasher. Space for washing machine. Tiled splash backs and flooring. uPVC double glazed window to rear with views, and external door to side. Radiator.

Cloakroom

4' 8" x 3' 6" (1.43m x 1.07m)

Low level WC and pedestal wash hand basin. Tiled splash backs and flooring. Radiator. uPVC double glazed window to rear.

First Floor Landing

Doors to four bedrooms and family bathroom. Airing cupboard housing brand new gas central heating boiler. Loft access with lighting. Radiator.

Bedroom One

11' 6" x 11' 2" (3.50m x 3.41m)

UPVC double glazed window to front. Radiator. Built in wardrobes to one wall. Door leads to en-suite.

Ensuite

7' 5" x 5' 10" (2.25m x 1.79m)

Low level WC, pedestal wash hand basin and fitted shower cubicle with mixer shower over. Tiled splash backs. Extractor fan. Radiator. Shaver point. uPVC double glazed window to front.

Bedroom Two

13' 5" x 10' 5" (4.08m x 3.17m)

A good size bedroom with built-in wardrobe to one side wall. Radiator. UPVC double glazed window to front.

Bedroom Three

11' 6" x 8' 11" (3.50m x 2.72m)

Double sized bedroom with built-in wardrobe. uPVC double glazed window to rear with woodland views. Radiator.

Bedroom Four

8' 10" x 8' 10" (2.68m x 2.68m)

uPVC double glazed window to rear with views. Radiator.

Bathroom

7' 7" x 5' 7" (2.30m x 1.69m)

Suite comprises low level WC, pedestal wash hand basin and panelled bath with mixer shower over. Tiled flooring and splash backs. Extractor fan. Shaver point. Radiator. uPVC double glazed window to rear.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





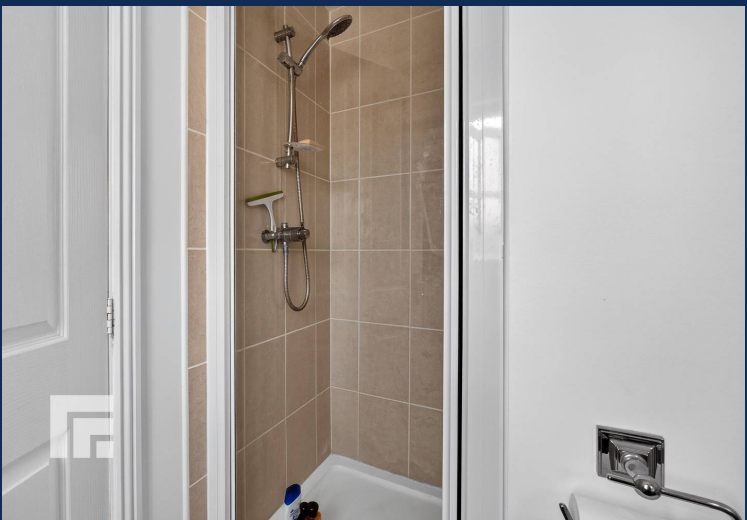
REAR GARDEN

A well presented, private south westerly facing rear garden adjacent to Radyr wood, mainly laid to lawn with colourful shrubs and hedge borders. Sandstone paved patio with door to garage and gated access to driveway. Wooden greenhouse and a shed. Boundary fence. Outside tap and lighting.

GARAGE

Single Garage

An up and over garage door. Light and power. Pedestrian door to side.



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 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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