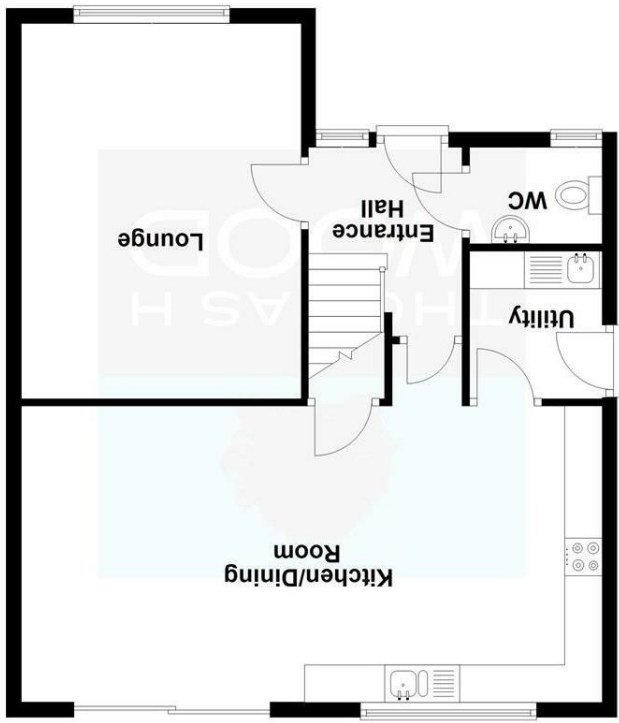
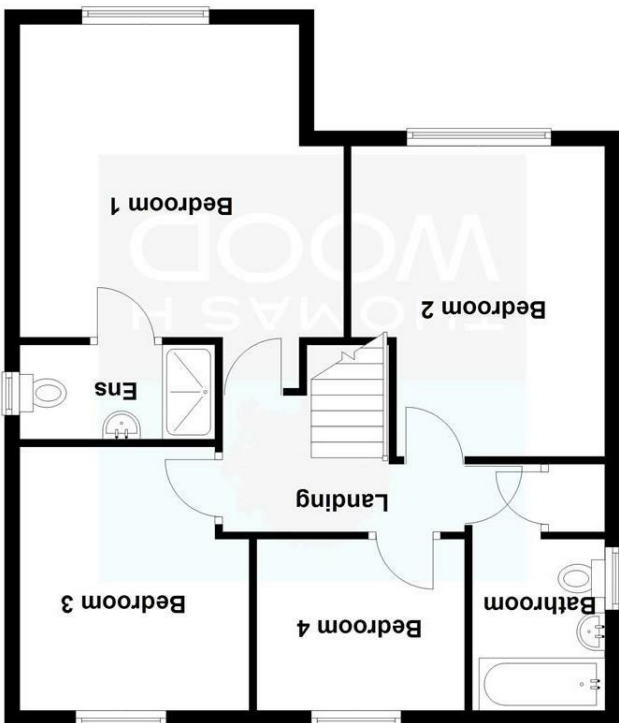


Total area: approx. 1417.3 sq. feet



Ground Floor
Approx. 692.0 sq. feet



First Floor
Approx. 725.3 sq. feet

Energy Efficiency Rating		
Potential	Current	EU Directive 2002/91/EC
94	85	
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



CONTACT

EMAIL

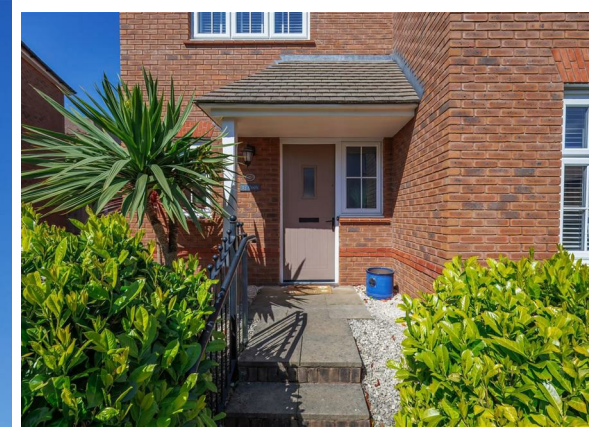
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



15 St. Philbert Street,
Radyr, Cardiff
CF15 8GW

£589,950
House - Detached
4 Bedrooms

Tenure - Freehold
Floor Area - 1417.30 sq ft
Current EPC Rating - B85
Potential EPC Rating - A94



We are delighted to offer for sale this superb four-bedroom detached family residence, built by Redrow Homes to their popular ‘Cambridge’ design. Situated in the highly sought-after Parc Plymouth development in Radyr, this outstanding property combines modern living with timeless design, all within close proximity to excellent schools, transport links, and village amenities. Boasting a spacious layout, premium upgrades, and a larger-than-average westerly-facing rear garden, this home is perfect for families seeking style, comfort, and functionality. Benefitting from high-quality finishes including Hammonds fitted wardrobes, AEG integrated appliances, wood-effect tiled flooring, recessed lighting, and bespoke blinds, this property is presented in immaculate condition.

ENTRANCE HALLWAY

Entered via a composite front door into a welcoming hallway with front window, radiator, and staircase rising to the first floor.

CLOAKROOM

Spacious ground floor cloakroom fitted with a contemporary white suite comprising low-level WC and wash hand basin. Obscure window to front, radiator.

LOUNGE

5.03m x 3.73m (16'6" x 12'2")
A beautifully appointed reception room offering excellent proportions, with large window to front, neutral décor, and radiator—ideal for relaxed family living or entertaining.

KITCHEN/DINING/FAMILY ROOM

7.79m x 3.92m (25'6" x 12'10")
A stunning open-plan space forming the hub of the home. Fitted with a comprehensive range of shaker-style units with coordinating work surfaces and splashbacks. Integrated AEG oven, grill, four-ring gas hob, curved extractor hood. Space for fridge/freezer. Inset 1.5 bowl sink with drainer. Ample room for both dining and casual seating. Twin sliding patio doors open to the garden, flooding the space with natural light. Additional window over sink, two radiators, under-stairs storage, and premium wood-effect tiled flooring throughout.

UTILITY ROOM

2.03m x 1.74m (6'7" x 5'8")
Practical utility space with matching base units, inset sink, plumbing for washing machine, space for tumble dryer, and wall-mounted Logic gas boiler. Radiator, tiled flooring, and side access door.

FIRST FLOOR

LANDING

Bright and spacious landing with loft access, airing cupboard, and spindle balustrade.

BEDROOM ONE

4.28m x 3.77m (14'0" x 12'4")
A generously proportioned principal bedroom with front aspect, bespoke fitted wardrobes by Hammonds, radiator, and access to:

EN-SUITE SHOWER ROOM

Well-appointed with a white suite including double-width shower enclosure with chrome fittings, low-level WC, and wash hand basin. Chrome heated towel rail, tiled splashbacks, recessed spotlights, extractor fan, and obscure window.

BEDROOM TWO

4.03m x 2.80m (13'2" x 9'2")
Spacious second double bedroom with front aspect and fitted Hammonds wardrobes. Radiator.

BEDROOM THREE

3.34m x 3.07m (10'11" x 10'0")
Generous rear-facing double bedroom with radiator.

BEDROOM FOUR

2.78m x 2.30m (9'1" x 7'6")
Ideal as a fourth bedroom or home office, with a rear aspect and radiator.

FAMILY BATHROOM

3.28m x 1.76m (10'9" x 5'9")
Beautifully finished with a white suite comprising panelled bath with overhead chrome shower and glass screen, wash hand basin, low-level WC, chrome heated towel rail, extractor fan, electric shaver point, and obscure glazed window.

OUTSIDE

REAR GARDEN

One of the largest gardens on the development—a fantastic west-facing plot that captures the afternoon and evening sun. Designed for family enjoyment and outdoor entertaining with a paved patio area, level lawn, enclosed fencing, outside tap, and side access via timber gate.

FRONT GARDEN & DRIVEWAY

Low-maintenance frontage with decorative stones, shrubs, and paved steps. Extended driveway offering ample off-street parking, leading to:

DETACHED GARAGE

Single garage with up-and-over door, power and lighting.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band G

