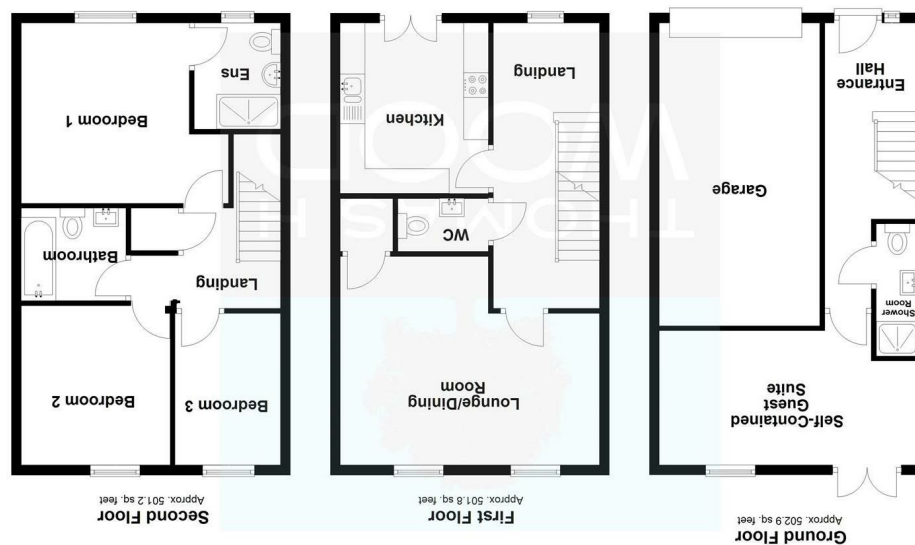


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Offered to the market with no onward chain, this modern and well-presented four bedroom townhouse, constructed by Bellway, benefits from the remaining balance of the NHBC certificate and provides spacious, versatile accommodation arranged over three floors. Designed with flexibility in mind, the layout is ideally suited to family living, multi-generational use or those requiring dedicated work from home space. The ground floor bedroom enjoys direct access to the rear garden and sits alongside a shower room, creating an ideal guest suite, home office or additional reception room. The first floor forms the heart of the home, centred around a generous lounge and contemporary kitchen, offering a sociable and well-balanced living space. To the top floor, the principal bedroom benefits from an en-suite, complemented by two further well-proportioned bedrooms. Situated within a sought-after development in Radyr, the property is well placed for local amenities, highly regarded schools and excellent transport links, making it an ideal choice for a wide range of buyers.



ACCOMMODATION

ENTRANCE HALLWAY

Spacious entrance hallway with LVT flooring, smooth ceiling and staircase rising to the first floor.

GROUND FLOOR SHOWER ROOM/WC

21'0" x 8'7"
Fitted with a low-level WC, pedestal wash hand basin and shower enclosure with chrome mixer shower, part tiled walls and LVT flooring.

SELF-CONTAINED GUEST SUITE

17'7" x 8'11"
A generous rear aspect double bedroom with LVT flooring, painted walls and smooth ceiling. UPVC window and French doors opening onto the garden, radiator with TRV.

FIRST FLOOR LANDING

Landing with LVT flooring and useful space suitable for home working. Doors to all rooms and staircase rising to the second floor.

LOUNGE

17'7" x 13'10"
The principal reception room overlooking the rear aspect with LVT flooring, painted walls and smooth ceiling. UPVC windows, useful storage cupboard and radiator with TRV.

WC

5'5" x 3'3"
Fitted with a low-level WC and pedestal wash hand basin with tiled splashback.

Features

- BALANCE OF NHBC CERTIFICATE
- FOUR BEDROOM BELLWAY TOWN HOUSE
- FLEXIBLE THREE STOREY ACCOMMODATION
- GROUND FLOOR BEDROOM WITH GARDEN ACCESS
- SPACIOUS FIRST FLOOR LOUNGE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE
- POPULAR RADYR DEVELOPMENT

KITCHEN

9'6" x 11'8"
Overlooking the front aspect with a range of wall and base units and contrasting work surfaces, integrated fridge freezer and dishwasher, gas hob with extractor above, electric double oven and wall mounted boiler.

SECOND FLOOR LANDING

Carpeted landing with airing cupboard and roof window, doors to bedrooms and bathroom.

MASTER BEDROOM

13'4" x 11'8"
A spacious front aspect double bedroom with carpeted flooring, painted walls and smooth ceiling, UPVC Juliet windows and radiator with TRV.



EN-SUITE

5'6" x 7'1"
Modern three-piece suite comprising low-level WC, pedestal wash hand basin and double shower enclosure with chrome mixer shower, part tiled walls and cushion flooring.

BEDROOM TWO

10'2" x 11'0"
Rear aspect double bedroom with carpeted flooring, painted walls and smooth ceiling, UPVC window and radiator with TRV.

BEDROOM THREE

6'7" x 10'3"
Rear aspect bedroom with carpeted flooring, painted walls and smooth ceiling, UPVC window and radiator with TRV.

BATHROOM

6'10" x 6'2"
Fitted with a panelled bath with chrome mixer taps and shower attachment, low level WC and pedestal wash hand basin, part tiled walls and cushion flooring.

OUTSIDE

FRONT
Blocked paved driveway leading to the single garage. Paved pathway and steps rising to the front door.

REAR

Accessed from the ground floor bedroom via UPVC French doors. Paved patio with steps rising to a lawned garden with rear gate and perimeter fencing.

TENURE

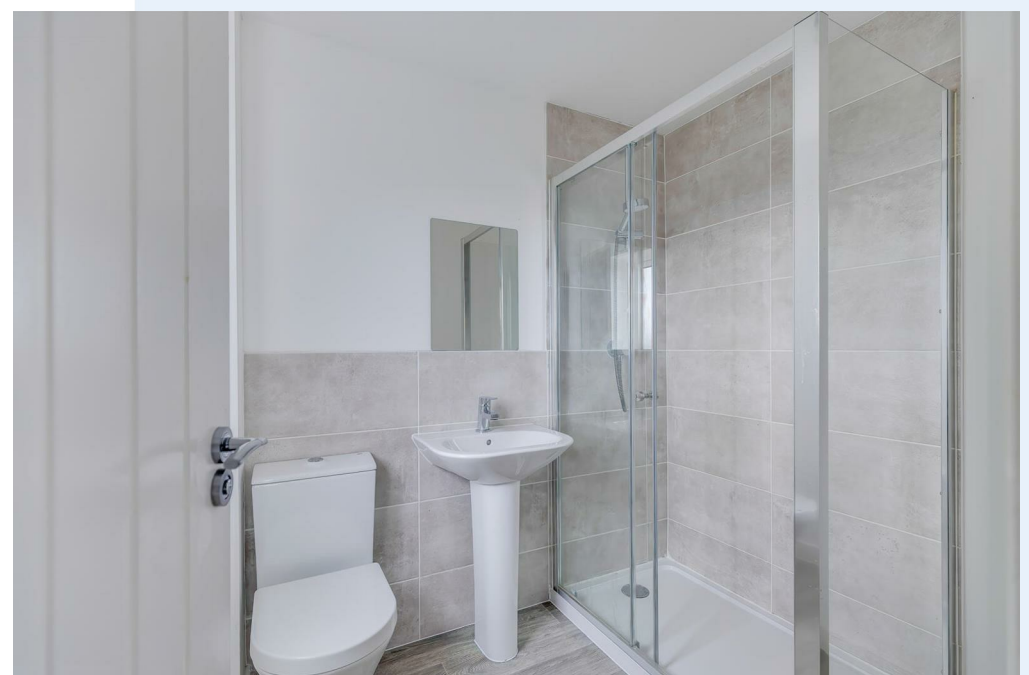
This property is believed to be Freehold. This should be verified by the purchaser's solicitor.





COUNCIL TAX

Band F

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1505.90 sq ft
- Current EPC Rating: B
- Potential EPC Rating: A



-  4 BEDROOMS
-  3 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: B