



Windsor Road,
Radyr, Cardiff,
CF15 8BQ


**THOMAS H
WOOD**

£950,000

4 Bedrooms
House - Detached

***** NO ONWARD CHAIN *****

Set in the heart of Radyr village, this remarkable detached family home has been completely transformed to create a warm, contemporary residence where space, light and comfort combine effortlessly. 20 Windsor Road, has been designed around the way modern families live, with the house offering generous accommodation throughout, two reception rooms, flowing open-plan areas and carefully considered finishes that balance everyday practicality with understated luxury. The centrepiece of the home is a spectacular kitchen, dining and family space. Occupying the full width of the rear of the property, this generous space is perfect for daily family life and entertaining. With floor to ceiling doors that open directly onto the stunning rear terrace and the added bonus of delightful side garden.

Upstairs, four spacious double bedrooms provide excellent accommodation, including a superb master bedroom with dressing room and en-suite, alongside a second en-suite bedroom and a stylish family bathroom. The loft offers further potential for expansion, subject to consent, giving the home further long-term flexibility.

The gardens are arranged to capture the south-facing sun, creating a private outdoor space for children and entertaining alike, while the gated frontage adds security and convenience.

Perfectly positioned for village life, the property is within walking distance of Radyr's independent shops, tennis and golf clubs, cafés, parks and transport links. It sits in the catchment for highly regarded local primary schools and Radyr Comprehensive School, making it an ideal long-term family home. Viewings are highly recommended to appreciate this stunning home.

ACCOMMODATION**ENTRANCE PORCH**

A welcoming glazed entrance porch with door leading into the main hallway.

HALLWAY

10'9" x 16'0"

A bright and impressive central hallway with tiled flooring and underfloor heating, forming the spine of the home and creating an immediate sense of space and quality. Underfloor heating, alarm and gate access. Feature turning staircase with glazed inserts and understairs storage. An original fireplace creates a lovely focal point and acknowledges the era that the property was built. Solid oak doors provide access to the ground floor accommodation.

LOUNGE

13'7" x 19'8" into bay

A spacious front aspect reception room with tiled flooring, underfloor heating, Sonos ceiling speakers, UPVC bay window and wood-burning stove, providing a cosy retreat for quieter evenings.

DINING ROOM

10'8" x 15'3" into bay

A versatile second reception room ideal for formal dining, playroom or home office, with the continuation of the tiled floor, underfloor heating and Sonos ceiling speakers.

Features

- BEAUTIFULLY REFURBISHED DETACHED PERIOD FAMILY HOME
- OVER 2,500 SQ. FT OF EXCEPTIONAL LIVING SPACE
- FOUR DOUBLE BEDROOMS, FOUR BATHROOMS
- STUNNING OPEN-PLAN KITCHEN/FAMILY ROOM
- TWO ELEGANT RECEPTION ROOMS
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- GATED DRIVEWAY AND CONVERTED GARAGE/GYM

KITCHEN/ BREAKFAST/ FAMILY ROOM

14'8" x 39'2" max

An outstanding open-plan living space that occupies the full width of the property. A range of wall and base units, central island and complementary Corian work surfaces with inset sink. A comprehensive range of Neff integrated appliances, to include double and single ovens, warming drawer, induction hob, two fridge freezers, microwave and dishwasher. Floor-to-ceiling sliding doors open onto the terrace, and a bespoke bay window with doors opens onto the side garden. Smooth ceiling with spotlights and Sonos ceiling speakers. The continuation of the tiled floor and underfloor heating. An oak pocket door provides access to:





UTILITY ROOM

7'9" x 5'0"

Practical utility with useful storage and appliance space, with external access. The continuation of the tiled floor and underfloor heating.

WC

6'1" x 2'9"

Modern cloakroom with vanity basin and WC. Motion sensor lighting, UPVC window to the side aspect. The continuation of the tiled floor and underfloor heating.

FIRST FLOOR**LANDING**

A wide, light-filled landing with solid oak doors providing access to the bedrooms and the family bathroom. Airing cupboard with Worcester boiler and hot water tank. Loft access with future conversion potential, subject to the relevant permissions.

MASTER BEDROOM

13'4" x 19'0" into bay

A spacious main bedroom overlooking the front aspect of the property. With carpeted floor, painted walls, smooth ceiling with spotlights. Vertical radiator, fitted wardrobes and deep UPVC bay window. Pocket door to the dressing room and en-suite.

DRESSING ROOM

11'10" x 4'11"

Dedicated dressing area with excellent storage. Motion sensor lighting and radiator.

EN-SUITE

10'7" x 6'6"

A contemporary en-suite shower room with vanity basin, WC and fitted cupboard. Fully tiled, smooth ceiling with spotlights and extractor, towel radiator, UPVC window to side aspect.

BEDROOM TWO

11'3" x 14'10"

Overlooking the rear aspect, a comfortable double bedroom with carpeted floor, painted walls, smooth ceiling with spotlights. Radiator, elevated outlook and fitted wardrobes. Door to:

EN-SUITE TWO

8'1" x 3'8"

A modern, fully tiled, three-piece suite, walk-in shower, vanity wash hand basin and low level WC. Smooth ceiling with spotlights, extractor, UPVC window to the rear and towel radiator.

BEDROOM THREE

17'0" x 14'10" into bay

A generous double bedroom overlooking the front aspect, with carpeted floor, painted walls, smooth ceiling with spotlights. Vertical radiator, UPVC bay window and fitted wardrobes.

BEDROOM FOUR

10'10" x 11'10"

A further excellent size double bedroom overlooking the front aspect of the property. With carpeted floor, painted walls, smooth ceiling with spotlights, radiator and UPVC window.

FAMILY BATHROOM

7'6" x 9'6"

A stylish family bathroom with panelled bath, vanity wash hand basin and low-level WC. Fully tiled, smooth ceiling with spotlights, extractor and ceiling light tunnel.

OUTSIDE**FRONT**

A welcoming frontage with private gated driveway, framed by mature planting and stone walling.



4 BEDROOMS



4 BATHROOMS



3 RECEPTION ROOMS



ENERGY RATING: C

Information

- Postcode: CF15 8BQ
- Tenure: Freehold
- Council Tax Band: I
- Floor Area: 2555.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

REAR GARDEN

A delightful south-facing terrace with elevated views across Radyr. Glass balustrading surrounds the terrace with steps leading down to lawned garden. This is an ideal area for outdoor dining and entertaining.

SIDE GARDEN

An enclosed and level side garden that is ideal for young children to play. The floor-to-ceiling bay window and doors provide access and visibility. The side garden is secure and gated to the front.

GARAGE/ GYM

The garage has been split to provide storage to the front and insulated gym, office or hobby room to the rear.

TENURE

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

COUNCIL TAX

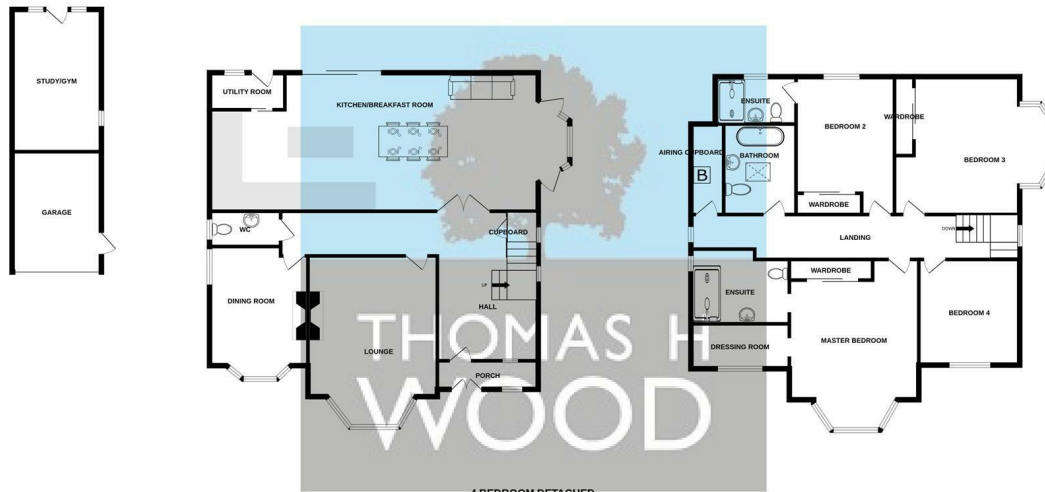
Band I





GROUND FLOOR
140.4 sq.m. (1511 sq.ft.) approx.

1ST FLOOR
111.8 sq.m. (1203 sq.ft.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 237.4 sq.m. (2555 sq.ft.) approx.

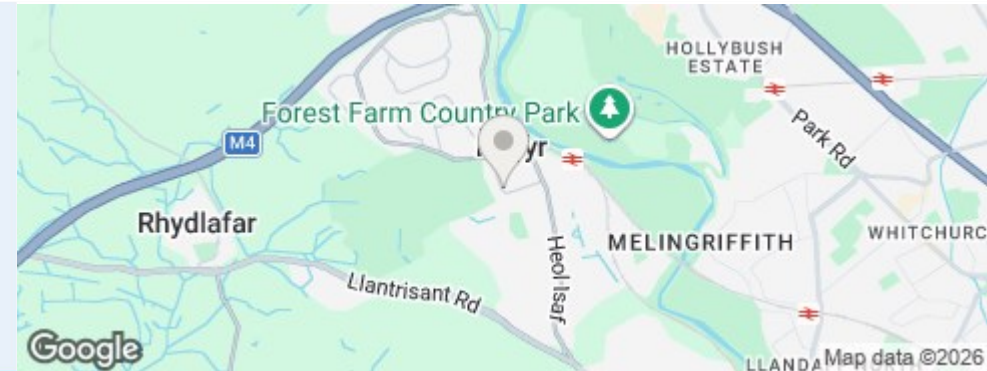
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

70 78

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

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