

REDUCED | Guide Price £679,995 | Garth Isaf, Radyr, Cardiff, South Glamorgan CF15 8GQ

EXECUTIVE DETACHED FAMILY HOME OFFERING OVER 1800 SQ FT OF ACCOMMODATION IN THIS HIGHLY SOUGHT AFTER DEVELOPMENT KNOWN AS PARC RADYR, RADYR.



CHAMBERS

EST. 1992



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chambersestateagents.co.uk



Description

Chambers Estate Agents have received formal instructions to market this executive detached family home located in a quiet residential cul-de-sac known as Garth Isaf, Radyr.

The accommodation, which is just over 1800 sq ft in size, briefly comprises storm porch, entrance hall, cloakroom/wc, living room, sitting room, kitchen/dining room with integrated appliances, utility room, four double bedrooms, two en-suite shower rooms and a family bathroom. The property further benefits from a double garage with integral door, Upvc double glazing, gas central heating, ample parking on a tarmac drive and a recently landscaped rear garden with composite decking and pergola.

Garth Isaf is a quiet residential cul-de-sac in this extremely popular Parc Radyr development built by Redrow Homes. These energy efficient homes are within close proximity to local amenities, public transport links and the Taff Trail. The local schools at primary and secondary levels are particularly sought after.

Internal viewing is highly advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: G.

Land Transaction Tax: £31,499.00 (based on the asking price).

Square Footage: 1865.57 Sq Ft. Please verify via your own means.

School Catchment Area: English medium primary catchment area: Radyr Primary School. English medium secondary catchment area: Radyr Comprehensive School. Welsh medium primary catchment area: Ysgol Gymraeg Coed-Y-Gof. Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr.

Floor 0

Floor 1

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Approximate total area¹
1865.57 ft²

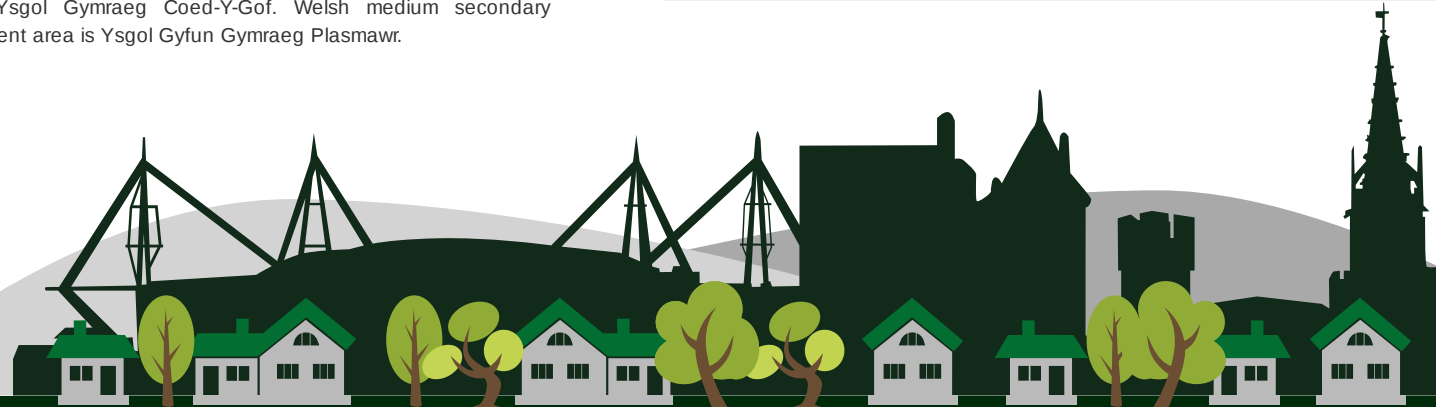
Reduced headroom
8.03 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; display: flex; align-items: center; justify-content: center; margin-right: 5px;">85</div> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; display: flex; align-items: center; justify-content: center; margin-right: 5px;">93</div> </div>
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.