



Hazel Tree Close, offers over £425,000

- FOUR BEDROOMS
- OFFICE/PLAYROOM
- SOUTH FACING, ENCLOSED SPLIT LEVEL GARDEN
- PRIVATE DRIVEWAY
- DETACHED FAMILY HOME
- EPC Rating: C



 4  2  2



About the property

A well presented, four bedroom family house occupying a great position in a select and quiet close. Great access to Radyr Village with its local amenities and popular school catchment.

Accommodation

Radyr Area This home occupies a delightful position fronting a private residential close, well placed within walking distance to Radyr Village. Radyr benefits its own railway station, a small but well stocked shopping centre, whilst there are excellent local primary schools and the highly regarded Radyr Comprehensive School. The shopping centre includes a post office, an Italian Restaurant and a Micropub. Within Radyr there is a Tennis Club, a Medical Centre, a Golf club, a cricket club and the Radyr Train Station which has been recently upgraded to include disabled access and is part of the New South Wales Metro integrated transport network being developed.

Excellent schools are available within Radyr, including Radyr Comprehensive School off Heol Isaf, Bryn Deri Primary School on Cae'r Graig, Radyr Primary School which offers a breakfast club and an after-school club. In addition, there are well regarded nursery facilities within the Village including Cylch Meithrin Radur and Phentrepoeth Nursery located in Old Church rooms, Park Road, a welsh nursery for children aged 2-5. There is also a local library on Park Road and Mother & Toddler Group facilities.



Lounge/Diner

23' 6" x 11' 11" (7.16m x 3.63m)

A bright and spacious reception offering cozy living and combined dining spaces with aluminium double glazed bi-fold doors leading into the mature southerly facing garden, perfect for those who wish to melt away at the end of a long summers day!

Kitchen

15' 4" x 8' 10" (4.67m x 2.69m)

A modern and well fitted kitchen consisting a range of floor and eye level units finished in a high gloss, offering the opportunity to knock through into the living/diner which would allow for a cozy yet open plan feel with remote garden views.

Utility

7' 11" x 5' (2.41m x 1.52m)

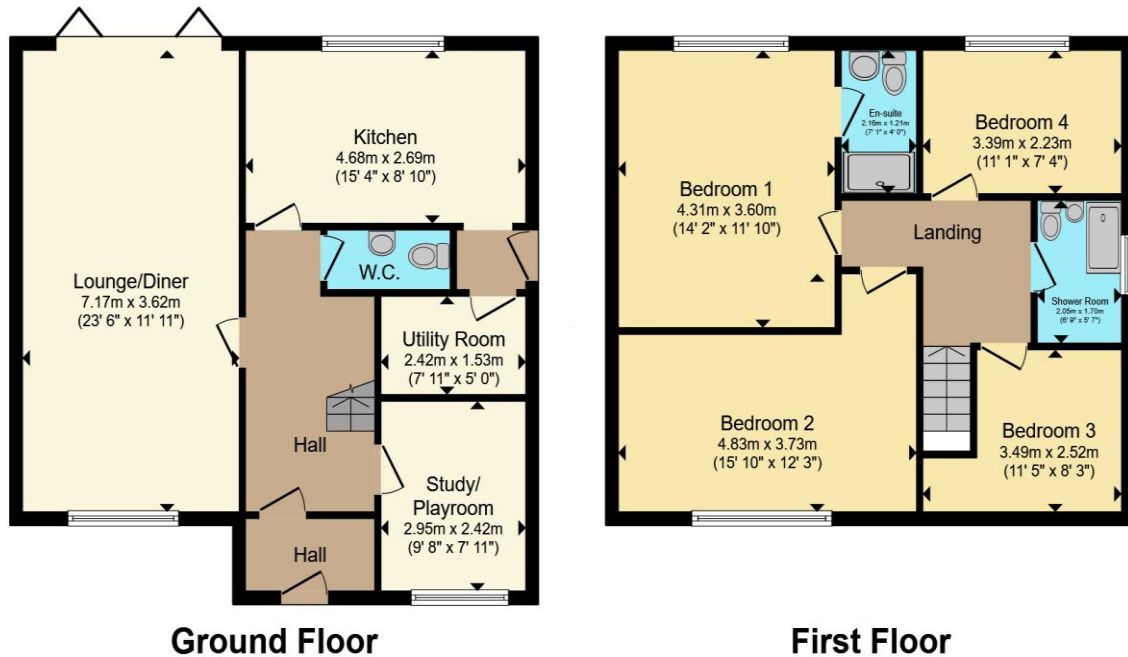
A separate space for laundry and storage with continued gloss cabinetry, counter top and space for a washing machine and dryer. Also houses the boiler.

Study/Playroom

11' 5" x 8' 3" (3.48m x 2.51m)

This multi use room is suitable as a home office or playroom. The room is well proportioned for a work set-up and

Floorplan



Total floor area 126.2 m² (1,358 sq.ft.) approx

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