

# Maes-Yr-Awel

Radyr, Cardiff CF15 8AN

Guide price

£750,000



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This beautiful house sits on Maes-Yr-Awel, a desirable no through road with a short 10 minute stroll\* to Station Road. Designed and constructed in 1961, the property has since been largely extended and modernised to create a bright and spacious living accommodation spread over 2,100sq ft. The owners have retained features such as the herringbone wood parquet flooring and decorative wrought iron as a nod to the signature of the original architect's vision.

The property is held on a substantial plot with immaculately maintained gardens that easily connect to the main house via three different entryways. The home has five bedrooms with the generous master boasting a large dressing room and en suite. The ground floor has a kitchen breakfast room that connects to a lower sitting room, a separate dining room and a lounge with French Doors leading out to the rear garden. For more information please contact Hern & Crabtree, Llandaff.



## Storm Porch

Storm porch to front with lighting and power.

## Entrance

Entered via hardwood door into hallway with obscure double glazed windows either side.

## Entrance Hall

Wood parquet flooring. Stairs rising to the first floor. Additional obscure double glazed window to the front. Two radiators. Telephone point. Doors leading to:

## Cloakroom

W/c and wash hand basin. Obscure double glazed window to the front. Chrome heated towel rail. Tiled flooring.

## Lounge 19'3" max x 11'11" max (5.87m max x 3.63m max)

Double glazed window to front. Double glazed French doors to the garden with matching windows over and to the side. Radiator. Wood parquet flooring. Gas fire with Limestone surround and hearth. Coved ceiling. Wall lights.

## Dining Room 11'3" x 11'5" (3.43m x 3.48m)

Double glazed windows to the rear. Radiator. Parquet flooring. Coved ceiling. French doors connecting to the hallway.

## Study 7'7" max x 9'2" max (2.31m max x 2.79m max)

Double glazed windows to the front. Wood flooring. Radiator.

## Kitchen / Breakfast Room 19' max 14'1" max (5.79m max 4.29m max)

Double glazed windows to the rear. Kitchen fitted with wall and base units with Smeg integrated five ring gas hob with stainless steel splash back and cooker hood over. Integrated double oven and grill. Space and

plumbing for dishwasher. Space for fridge freezer. Sink and drainer with mixer tap. Wall units with under lights. Further wall units in the breakfast area and fitted breakfast bar. Tiled flooring. Radiator. Three steps leading to a sitting room. Doorway opening with glass block work offering further lighting.

## Utility Room 9'5" x 5'11" (2.87m x 1.80m)

Obscure double glazed window to side. Half double glazed obscure door to garden with dog flap. Radiator. Fitted storage cupboards. Stainless steel sink and drainer. Plumbing for washing machine. Tiled flooring.

## Sitting Room 15'10" max x 11'11" max (4.83m max x 3.63m max)

Double glazed pvc windows to the side and rear. French doors leading out to the garden. Wood flooring. Radiator. Gas fireplace. T.v points.

## FIRST FLOOR

Stairs from entrance hall with open slatted wooden staircase and wrought iron decorative railings.

## Landing

Wrought iron banister. Double glazed window to front. Two Radiators. Loft access hatch. Airing cupboard with pressurised hot water tank.

## Master Bedroom 18' max x 13'11" (5.49m max x 4.24m)

Double glazed windows to the rear aspect. Radiator. Juliette French doors to wrought iron railing overlooking the rear garden. Two steps down with lighting leading to a dressing room and en-suite.

## Dressing Room 9'2" x 9' (2.79m x 2.74m)

Double glazed windows to front. Radiator.

## En-suite 8'1" max x 8'8" (2.46m max x 2.64m)

Obscure double glazed window to the front. W/c and wash hand basin. Radiator. Shaver point. Corner spa bath with multi jet . Raindrop shower

head and separate shower attachment with glass sliding doors. Tiled flooring.

**Bedroom Two** 8'5" x 13' (2.57m x 3.96m)

Double glazed windows to the rear. Radiator.

**Bedroom Three** 11'11" x 11'10" (3.63m x 3.61m)

Double glazed window to the rear. Radiator.

**Bedroom Four** 7' max x 11'11" max (2.13m max x 3.63m max)

Double glazed window to the front. Radiator. Built in mirrored wardrobes.

**Bedroom Five** 8'1" max x 8'2" max (2.46m max x 2.49m max)

Double glazed window to the rear. Radiator. Built in wardrobe.

**Bathroom**

Obscure double glazed window to the front. W/c and wash hand basin. Bath with plumbed shower over and glass splash back screen. Half tiled walls. Tiled floor. Radiator. Extractor fan.

**OUTSIDE**

**Rear Garden**

Enclosed rear garden with timber fencing. Mature trees, shrubs and flower borders. The garden is split into three levels. Two sitting areas one with lawn. Water feature and Barbecue area. Outside cold water tap. Large lawn area with timber frame storage shed. Access to side gate giving access to the front. Garden can be accessed via the sitting room, lounge and utility.

**Front Garden**

Large driveway for off street parking for several vehicles. Lawn area. Mature hedge. Mature trees. Lighting. Gate access to the rear garden.

**Garage**

Electric up and over doors. Power and light. Worcester gas boiler.

Radiator.

**Radyr**

Radyr and Morganstown, a village lying beneath the Garth Mountain along the edge of the River Taff, which runs down to the City of Cardiff, via the Radyr Weir. The village has a vibrant community with three quality schools, two churches, a superb inland golf course, tennis and cricket clubs, recreational fields and play areas for younger children. There are numerous voluntary organisations and charity groups drama, music, Scouts, Cubs, Guides, Brownies, PTAs, all meeting in local village halls. Station Road offers coffee shops and other amenities to be enjoyed.

**Transport & Links**

Radyr has excellent public transport links via Bus and Rail. There is easy M4 access via the A470 and offers two main routes into Cardiff city centre.

\*walking distance and time via Google Maps

\* house floor area calculated from EPC

**Schools**

Citation: <https://ishare.cardiff.gov.uk/mycardiff.aspx>

My English medium primary catchment area is

Radyr Primary School (year 2022-23)

Note Howardian Primary catchment area yet to be established  
Applications are welcomed

My English medium secondary catchment area is

Radyr Comprehensive School (year 2022-23)

My Welsh medium primary catchment area is

Ysgol Gymraeg Coed-Y-Gof (year 2022-23)

Note Ysgol Hamadryad catchment area will be established from  
September 2021. Applications are welcomed

My Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Plasmawr (year 2022-23)





*Hern and Crabtree*