



Arudur Hen, Radyr Cardiff CF15 8FX

welcome to

Arudur Hen, Radyr Cardiff

Well-presented modern end-of-link home in Radyr, close to the train station. Offers spacious dining/living room with French doors, kitchen with integrated appliances, ground floor WC, three bedrooms, en suite and family bathroom.



Downstairs Toilet

6' 2" Max x 2' 9" Max (1.88m Max x 0.84m Max)

Stylish WC featuring modern tiling, frosted side window for privacy, compact radiator, and efficient extractor fan.

Lounge

14' 8" Max x 14' 9" Max (4.47m Max x 4.50m Max)

Boasting sleek LVT flooring, this space features double glazed windows and patio doors for excellent insulation and natural light, complemented by two efficient radiators.

Kitchen

10' 3" Max x 7' 2" Max (3.12m Max x 2.18m Max)

Modern kitchen with integrated oven and gas hob, stylish tiled flooring, and a bright double glazed front window.

Landing

Neatly carpeted space with a handy storage cupboard and a side-facing double glazed window for natural light.

Bedroom One

8' 4" Max x 10' 2" Max (2.54m Max x 3.10m Max)

Bright and welcoming room with plush carpets, built-in storage, and a front-facing double glazed window for natural light.

En Suite

8' 4" Max x 4' 3" Max (2.54m Max x 1.30m Max)

Contemporary shower room with a walk-in electric shower, compact radiator, WC, and sleek sink — designed for comfort and convenience.

Bedroom Two

9' 5" Max x 8' 3" Max (2.87m Max x 2.51m Max)

Comfortable room with soft carpeting, rear-facing double glazed window for added privacy, and a compact radiator for warmth.

Bedroom Three

7' 6" Max x 6' 3" Max (2.29m Max x 1.91m Max)

Quiet rear-facing room with a double glazed window and compact radiator, offering warmth and natural light.

Bathroom

6' 9" Max x 6' 3" Max (2.06m Max x 1.91m Max)

Bathroom with durable vinyl flooring, stylish partial tiling, a full-size bath, and a frosted front window for privacy and natural light.

Garage And Parking Space

The property benefits from a single garage located in a private courtyard behind the house, positioned beneath a coach house apartment. A dedicated parking space is available directly in front of the garage. As part of the shared arrangement, the homeowner contributes 1/8th of the building insurance for the coach house, paid to its owner.

The garage is lease hold. Lease is for 999 years from 1st Jan 2009.



view this property online allenandharris.co.uk/Property/CRP107869



welcome to

Arudur Hen, Radyr Cardiff

- End of Link 3 Bedroom House
- Garage & Allocated parking spot
- Ensuite & Downstairs Toilet
- Short walk to Radyr Train Station
- Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£290,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107869



Property Ref:
CRP107869 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk