



Radnor Road

| | Canton | CF5 1RA

*Hern and Crabtree*

# RADNOR ROAD

Guide Price £200,000



Newly renovated duplex apartment in the heart of the popular residential area of Canton. The property is a short walk from Thompsons Park, Chapter Arts Centre and benefits the local shopping amenities of Cowbridge Road East as well as easy access to the City Centre and M4 motorway links.

The accommodation comprises: communal entrance, entry, landing, living/dining room, kitchen, a single bedroom and bathroom to the first floor. The second floor hosts the loft room which serves as the master bedroom.

## Communal Entrance

Shared communal entrance between the two flats.

## Entry

Enter via a wooden door with stairs rising up to the first floor flat.

## Landing

Split level landing. Wooden bannister. Radiator. Stairs rising up to the second floor. Small under stairs storage cupboard. Carpet and wooden flooring.

## Living/Dining Room

16'5" max x 12'5" max

Three double glazed windows to the front elevation. Radiator. Continuation of wooden flooring. Chimney breast with electric fireplace. Fitted shelving into alcoves.

## Kitchen

8'3" max x 6'5" max

Double glazed window to the rear elevation. Wall and base units with worktops over. Integrated oven. Integrated four ring ceramic hob. Integrated fridge freezer. Concealed Ideal gas

combination boiler. Space for washing machine. One bowl sink. Vinyl flooring. Splashback screen. Radiator.

## Bedroom Two

8'9" max x 7'6" max

Double glazed window to the rear elevation. Radiator.

## Bathroom

4'4" max x 7'11" max

W/C and wash hand basin. P-shape bath with shower mixer and glass splashback screen. Tiled walls and floor. Heated towel rail. Extractor fan. Mirror. Light with shaver points.

## Second Floor

Stairs rising up from the first floor landing. Wooden handrail and spindles. Door leading to bedroom one.

## Loft room/ Bedroom One

17'8" max x 11'6" max

Two double glazed skylight windows. Storage into eaves. Radiator. Fitted cupboard. Floor to ceiling height 8'10" max.

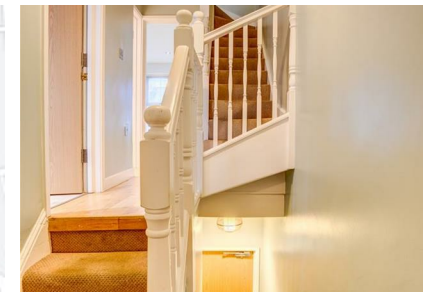
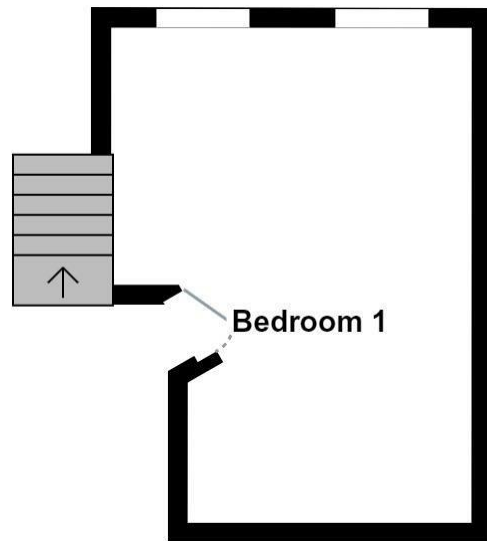
## Leasehold

Original lease 999 years from 2010. Peppercorn ground rent.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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<https://www.hern-crabtree.co.uk>



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.