

Radnor Road

CANTON, CF5 1RA

BY AUCTION £110,000

**Hern &
Crabtree**



Radnor Road

Bidding opens Monday 8th December 2025 at Midday and closes Wednesday 10th December 2025 at Midday.

One Bedroom Detached Coach House In Popular Location

An opportunity to acquire a detached one-bedroom coach house within the sought after area of Canton. In our opinion, the property would make an ideal turnkey rental investment or owner occupier purchase. The building benefits from a replacement boiler (2025), enviro vent system, integrated washing/ drying machine and fridge. The property is double glazed throughout.

The coach house is located on Radnor Road, close to a number of local schools, shops and other amenities as well as Thompsons Park and being within walking distance of the City Centre.

Ground Floor Entrance porch, open plan living /kitchen/dining, W/C
First Floor Large bedroom with En-Suite Shower Room
Tenure Advised Freehold
Council Tax Band - C
Viewings Through Auction House Wales

Tenure: See Legal Pack

EPC Rating: D

Important Notice to Prospective Buyers

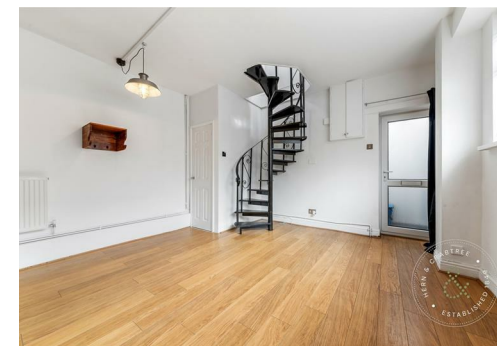
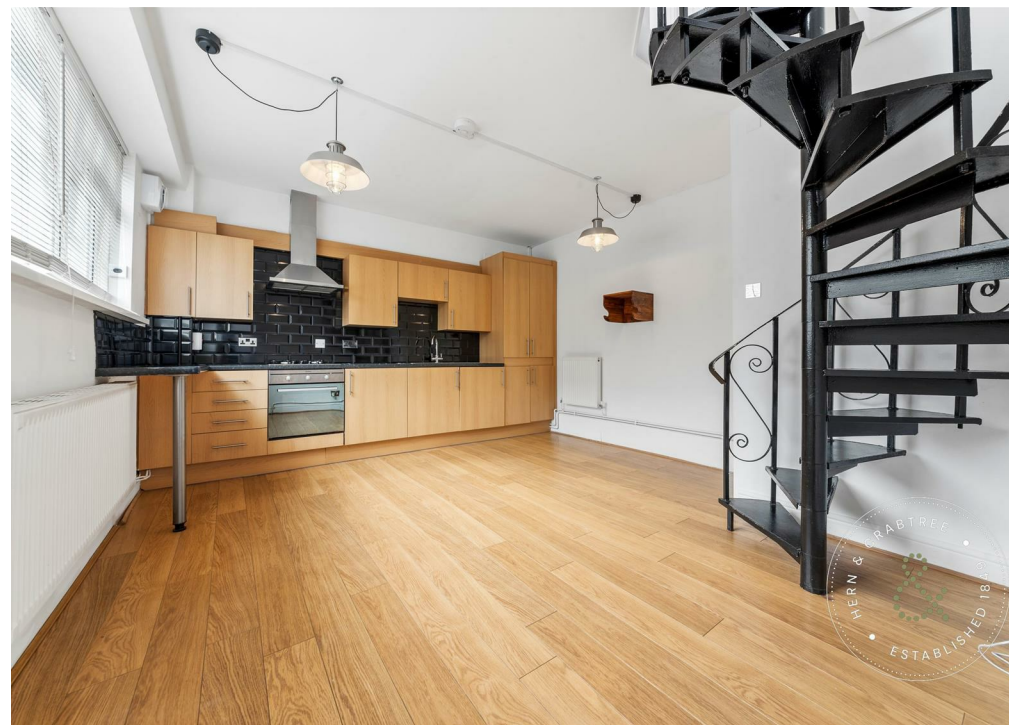
We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Buyers Premium

£600 inc VAT payable on exchange of contracts.

Administration Charge

1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.



420.00 sq ft

Entrance

Open plan lounge/ diner/ kitchen

A bright open plan living space. UPVC double glazed window to the front elevation. Wood effect laminate flooring. Two panelled radiators. Smooth plastered ceiling. Spiral staircase rising to the first floor.

Kitchen area

Fitted with a range of matching wall and base units with cupboards and drawers offering storage facilities with wood effect doors and complementary work surfaces. Stainless steel sink drainer unit. Built in electric oven with four ring gas hob and chimney style extractor fan above. Integrated fridge. Breakfast bar style unit. Integrated washing machine.

Cloakroom

A useful ground floor cloakroom: Low level WC with integrated sink unit. Heated towel radiator. Walls are part tiled.

Bedroom

A light double bedroom with double glazed french doors which open out to the juliet balcony and two double glazed windows. Skylight window. Double wardrobes with hanging rail and shelving. Feature flooring. Radiator. Wired for wall light.

En suite shower room

A modern three piece suite in white comprising: built in shower cubicle, wash hand basin and low level WC. Walls are part tiled. Heated towel radiator. Extractor.

Additional information

Freehold. Council Tax Band C (Cardiff). EPC rating D.

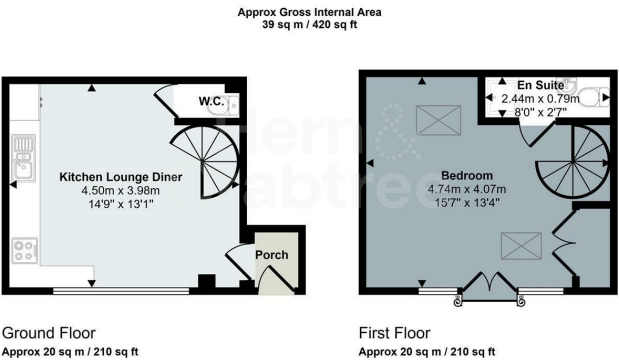
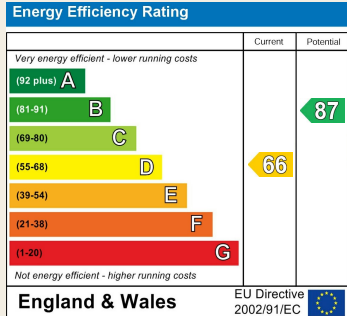
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

