

Heol Aradur

DANESCOURT, CARDIFF, CF5 2RE

OFFERS IN EXCESS OF £500,000

**Hern &
Crabtree**



Heol Aradur

No chain! This stylish and immaculate four-double-bedroom executive detached house is situated on one of Danescourt's most desirable residential streets. Boasting a fantastic-sized plot, this exceptional family home offers spacious living throughout, complemented by a double garage and beautifully maintained front and rear gardens.

Ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge with Media Wall, Fitted Kitchen leading into the Dining Room and Conservatory to the ground floor. To the first floor are Four Good Size Bedrooms and a Family Bathroom. The property further benefits from a double garage with utility space and off street parking to the front for two cars.

Heol Aradur is popular street located close to local amenities, shops and has excellent links to Cardiff city centre. The property is sure to be popular with families thanks to the reputable schools within catchment. Internal viewings are a must!



1636.00 sq ft

Entrance

Entered via a composite front door, laminate floor, radiator, stairs to the first floor with understairs storage.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, heated towel rail, half tiled walls, laminate floor.

Living Room

14'11 x 12'3

Double glazed window to the front, vertical radiator, media wall, electric fireplace, laminate floor.

Kitchen

13'3 x 10'7

Double glazed window to the rear, door to side, fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a five ring Bosch gas hob, electric oven and grill, vertical radiator, tiled floor.

Dining Room

12'4 x 10'8

Double glazed patio doors lead to the conservatory, coved ceiling, vertical radiator, wood laminate flooring.

Conservatory

9'7 x 13'5

Half brick built conservatory, double glazed windows and double glazed patio doors lead to the garden, radiator, tiled floors.

First Floor Landing

Stairs lead up from the hall, double glazed window, access to loft space, cupboard housing the combination boiler.

Bedroom One

12'1 x 12'5

Double glazed window to the front, radiator, wood floors.

Bedroom Two

13' x 10'3

Double glazed window to the rear, radiator, wooden floors.

Bedroom Three

9'8 x 12'9

Double glazed window to the front, radiator, wooden floor.

Bedroom Four

7'11 x 10'4

Double glazed window to the rear, radiator, wood laminate flooring.

Bathroom

6'11 x 6'6

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, wood laminate flooring.

Rear Garden

Enclosed garden by timber fencing, paved area, lawn, mature flower beds.

Double Garage

17'1 x 16'8 not including door width

Integral brick built double garage, courtesy door from the hallway, up and over door to the front, power and light, wall and base units with worktop over, stainless steel sink and drainer, plumbing for dishwasher/washing machine.

Front

Driveway, gravel area and plants, path to front door and path to side with wooden gate.

Additional Information

surveillance system and Google Nest front door camera, both hardwired.

Tenure

We have been advised by the seller that the property is freehold and the council tax band is TBC

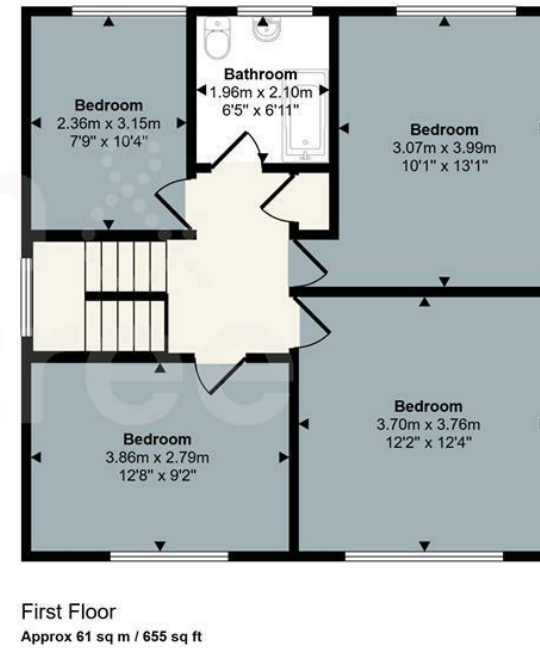
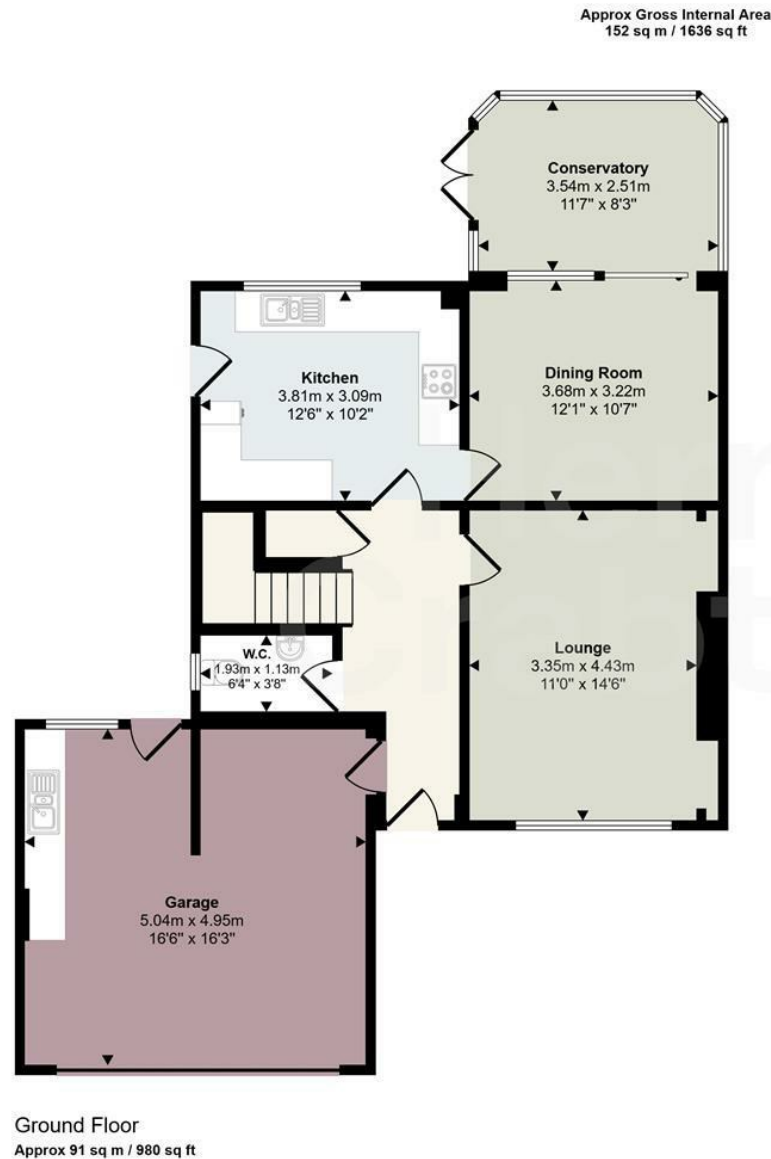
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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