

# 81 Arudur Hen, Radyr, Cardiff, CF15 8FX



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£340,000**



End Of Terrace Property



# Property Description

**\*\* NO CHAIN \*\*** A well presented three-storey townhouse with three bedrooms and open plan kitchen/dining/sitting room with close walking distance to Radyr village and train station. The accommodation briefly comprises entrance hallway, kitchen/dining/sitting room, utility room and WC. To the first floor there is a lounge, family bathroom and third bedroom. To the second floor is the master bedroom with ensuite and bedroom two. There is also a single garage and allocated parking space. Outside there are front and rear gardens. Gas central heating. EPC: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 955 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentist surgeries, Italian restaurant, two good primary schools and comprehensive school. There is also a train station and regular bus service to and from the City Centre. The property is situated close to Radyr woods which has numerous nature walks and footpaths near to the Taff Trail.

## ENTRANCE

Entered via wrought iron gate into pathway to uPVC double glazed door.

## ENTRANCE HALLWAY

uPVC double glazed window to side. Stairs rising to first floor. Telephone point. Tiled floor. Fuse board to wall. Radiator. Door to kitchen/dining/sitting room.

## DINING ROOM/SITTING ROOM

12' 2" x 10' 2" (3.73m x 3.12m)  
uPVC double glazed window to front. Tiled floor. Telephone point. TV aerial point. Understairs storage cupboard. Spot lights. Radiator. Open to kitchen.

## KITCHEN

10' 7" x 10' 2" (3.23m x 3.11m)  
uPVC double glazed French doors to rear sunny West facing garden. Tiled floor. Range of cream base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary worksurfaces. Built in electric oven, gas hob and extractor hood over. Space for fridge/freezer and dishwasher. Spot lights. Door to utility room.

## UTILITY ROOM

6' 5" x 3' 2" (1.98m x 0.98m)  
Tiled floor. Low level storage cupboard and complementary worksurface with space and plumbing for washing machine. Eye level unit housing central heating boiler. Radiator. Door to cloaks/WC.

## CLOAKROOM/WC

Tiled floor. Low level WC. Pedestal wash hand basin with tiled splashback. Extractor fan. Radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed windows to front and side. Stairs rising to second floor. Radiator.

### LOUNGE

10' 1" x 13' 8" (3.08m x 4.18m)  
uPVC double glazed French doors to rear with Juliette balcony. Further uPVC double glazed window to rear. Telephone point. TV aerial point. Two radiators.

### BEDROOM THREE

6' 6" x 7' 0" (1.99m x 2.14m)  
uPVC double glazed window to front. TV aerial point. Radiator.

### BATHROOM

6' 5" x 7' 0" (1.98m x 2.15m)  
Tiled floor. Part tiled walls. Panelled bath. Low level WC. Pedestal wash hand basin. Shaver point. Extractor fan. Radiator.

## SECOND FLOOR

### LANDING

uPVC double glazed window to side. Radiator.

### BEDROOM ONE

10' 6" x 13' 8" (3.21m x 4.18m)  
Two uPVC double glazed windows to rear. TV aerial point. Radiator. Door to ensuite.

### ENSUITE

4' 2" x 6' 9" (1.29m x 2.06m)  
Tiled floor. Part tiled walls. Low level WC. Pedestal wash hand basin. Shower cubicle. Shaver point. Extractor fan. Radiator.

### BEDROOM TWO

8' 4" x 13' 8" (2.56m x 4.17m)

## OUTSIDE

### FRONT

Enclosed with wrought iron fencing and gate. Paved pathway to front door. Parking space and garage to side.

### REAR GARDEN

Enclosed, sunny rear garden. Laid to lawn with paved patio and decking areas. Wooden fence and planters. Pedestrian door to garage. Outside tap.

### GARAGE

Up and over door to front. Power and lighting. Pedestrian door to side leading to rear garden.



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TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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