



84 ARUDUR HEN
RADYR
CARDIFF CF15 8FX

ASKING PRICE OF
£310,000



SEMI-DETACHED PROPERTY



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**** THREE BEDROOM SEMI DETACHED FAMILY HOME ** MODERN ENSUITE SHOWER ROOM ** TWO CAR PARKING **** A well presented, three bedroom semi detached family home in the sought after area of Radyr, being a short distance from Radyr Village and train station as-well as tranquil walks along the Taff trail. Entrance hallway, cloakroom, neat fitted kitchen and breakfast room, lounge with french doors to rear garden. To the first floor are three bedrooms, primary bedroom with a modern ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazed windows. Enclosed low maintenance rear garden. Two side by side car parking spaces. EPC Rating: C

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 dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE HALLWAY

Approached via a panelled entrance door with obscured double glazed windows to upper part. Staircase to first floor. Laminate flooring. Radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled splash back. Extractor fan. Radiator.

KITCHEN AND BREAKFAST ROOM

10' 4" x 8' 0" (3.16m x 2.44m)

Well appointed along two sides in light panelled fronts with chrome bar handles beneath woodgrain effect laminate worktops. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Plumbing for dishwasher. Plumbing for washing machine. Matching range of eye level wall cupboards. Space for fridge freezer. Concealed 'Ideal' combi gas central heating boiler. Window to front. Ample space for family breakfast table. Laminate flooring. Radiator.

LOUNGE

15' 0" x 13' 5" (4.58m x 4.10m)

An excellent sized reception with french doors to the rear garden. Large under stairs storage cupboard. Laminate flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a fully turning staircase leading to the first floor landing. Access to roof space. Large over stairs storage cupboard.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 784 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM ONE

11' 8" x 8' 5" (max) (3.58m x 2.58m)

Overlooking the entrance approach, a good sized primary bedroom. Laminate flooring. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, shower cubicle with rainfall shower head. Wall tiling to splash back areas. Recessed spotlights. Obscured glass window to side. Chrome heated towel rail.

BEDROOM TWO

9' 8" x 8' 5" (2.95m x 2.59m)

Overlooking the rear garden, a second double bedroom. Laminate flooring. Radiator.

BEDROOM THREE

6' 9" x 6' 3" (2.08m x 1.92m)

Aspect to rear. Laminate flooring. Radiator.

FAMILY BATHROOM

6' 4" x 6' 3" (1.94m x 1.92m)

White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap and swivel glass shower screen. Tiled splash back. Obscured glass window to front. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

A delightful rear garden with paved patio and pathway leading to rear with small area of lawn and decorative stone relaxation area. Enclosed by timber fencing. Timber gate to rear leading to parking. Plastic shed to remain.

FRONT GARDEN

Area of decorative stones to front enclosed waist height metal fence and entrance gate leading to the paved pathway.

PARKING

Two parking spaces side by side to rear.

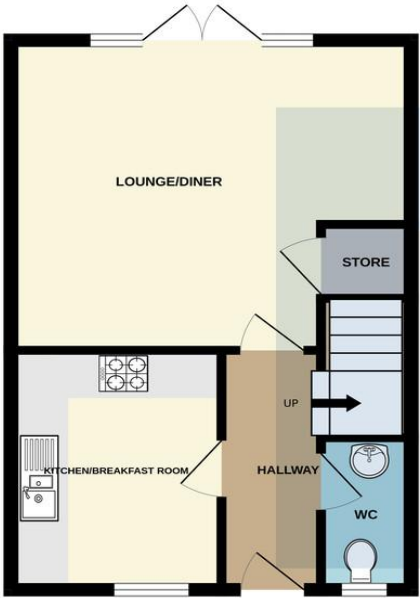


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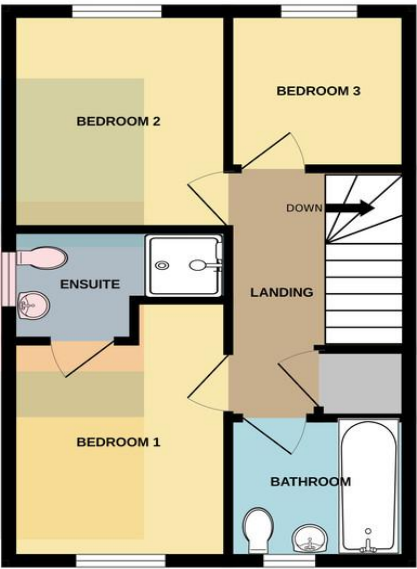


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GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

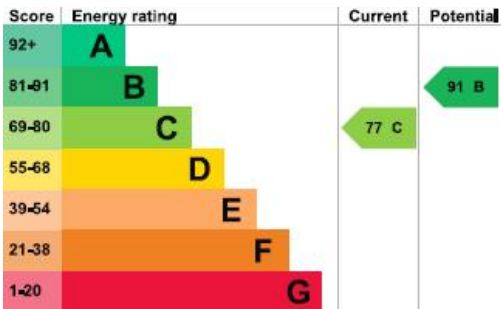


1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 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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