



7 ARUDUR HEN
RADYR
CARDIFF CF15 8FX

ASKING PRICE OF
£375,000



MID TERRACE TOWNHOUSE



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**** LARGER STYLE THREE DOUBLE BEDROOMS ** SOUGHT AFTER LOCATION ** DRIVEWAY AND GARAGE **** A beautifully presented larger style three double bedroom bay fronted mid terrace town house in a sought after location fronting a delightful green. Entrance hallway, bay fronted sitting room opening to the modern fitted kitchen and breakfast room with french doors to the rear garden, utility room and cloakroom. To the first floor is a large bay fronted lounge, double bedroom and family bathroom. To the second floor is a primary double bedroom with ensuite shower room and a further double bedroom. Gas central heating. Double glazing. Enclosed paved patio rear garden. Parking to rear leading to the garage. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: TBC

VIEWING: 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 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 composite entrance door with double glazed windows to upper part leading to the spacious entrance hallway. Under stairs storage cupboard. Laminate flooring. Radiator.

SITTING/DINING ROOM

12' 2" x 9' 1" (into bay) (3.72m x 2.78m)

With bay fronted window. A versatile reception currently utilised as a sitting room. Radiator. Door to kitchen and breakfast room.

KITCHEN AND BREAKFAST ROOM

15' 11" x 9' 1" (4.87m x 2.78m)

Well-appointed along two sides in woodgrain finish panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above. Integrated oven. Plumbing for dishwasher. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Ample space for family breakfast table. French doors to the delightful rear garden. Radiator. Door to utility room.

UTILITY ROOM

5' 4" x 5' 4" (1.63m x 1.63m)

With worktop to one side. Plumbing for washing machine. Space for tumble dryer. Tiled splash back. Wall mounted gas central heating boiler. Window to rear. Radiator. Door to cloakroom.

CLOAKROOM

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

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the first floor landing. Staircase to second floor. Radiator.

LOUNGE

15' 1" x 12' 4" (into bay) (4.61m x 3.76m)

A delightful bay fronted reception enjoying views of the green to front, a good sized primary reception. Radiator.

BEDROOM THREE

15' 2" x 8' 7" (4.63m x 2.63m)

With two windows overlooking the rear garden, a good sized third double bedroom. Radiator.

FAMILY BATHROOM

7' 1" x 5' 6" (2.18m x 1.70m)

Modern white suite comprising low level wc, wash hand basin, panelled bath. Wall tiling to splash back areas. Extractor fan. Electric shaver point. Radiator.

SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Airing cupboard housing the hot water cylinder.



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BEDROOM ONE

12' 11" x 10' 9" (3.94m x 3.29m)

With two windows overlooking the green to front, an excellent sized primary bedroom. Range of fitted wardrobes to one side. Door to ensuite. Radiator.

ENSUITE SHOWER ROOM

Modern ensuite shower room with white suite comprising low level wc, wash hand basin, shower cubicle with twin head chrome shower above. Wall tiling to splash back areas. Electric shaver point. Extractor fan. Recessed spotlights. Chrome heated towel rail.

BEDROOM TWO

15' 1" x 8' 8" (4.61m x 2.66m)

With two windows to rear, a second double bedroom. Radiator.

OUTSIDE

REAR GARDEN

Enjoying a south westerly facing aspect, a delightful low maintenance rear garden with paved patio and borders of loose slate chippings. Newly erected timber fences to two aspects and a rear brick wall boundary with rear timber gate leading to courtyard parking.

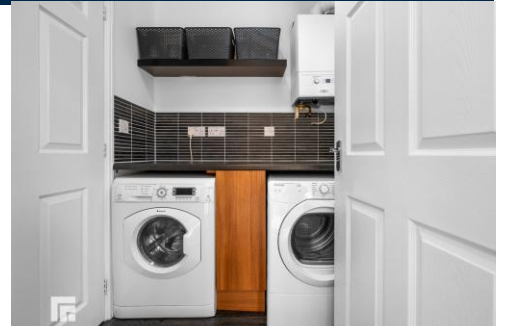
FRONT GARDEN

GARAGE

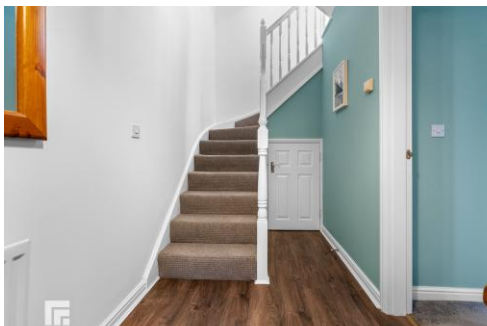
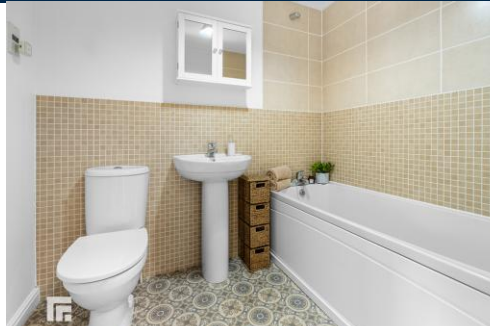
With up and over access door. Located in the rear block being the fourth from the right.



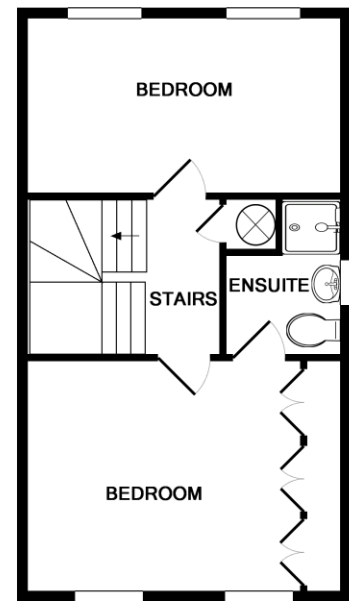
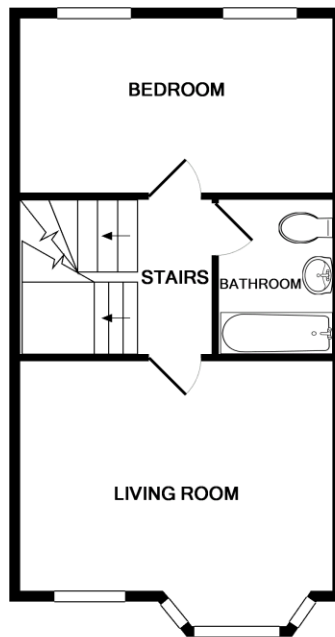
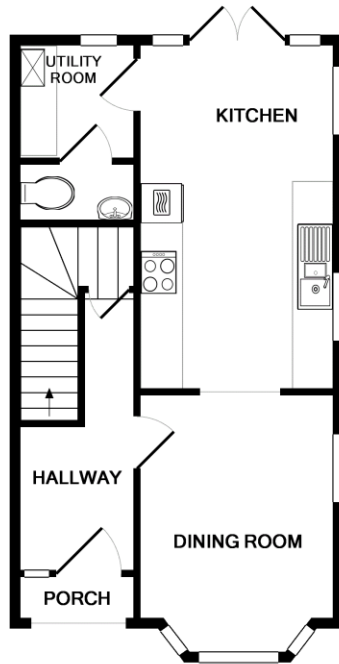
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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