



5 ARUDUR HEN
RADYR
CARDIFF CF15 8FX

ASKING PRICE OF
£410,000



TOWN HOUSE



3



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3



2

**** TOWN HOUSE ** THREE DOUBLE BEDROOMS ** GARAGE AND PARKING **** A beautifully presented three double bedroom property in the sought after area of Radyr. To the ground floor; entrance hallway, kitchen, dining room, utility room and cloakroom. On the first floor is a spacious family lounge, shower room and double bedroom. To the second floor is the primary bedroom with en-suite and a second double bedroom. Low maintenance rear garden. Garage and parking space to rear. Front overlooks green area and park. EPC rating: TBC

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,243 SQ FT

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

ENTRANCE HALLWAY

Entered via a modern composite door, a good sized hallway. Built in under stairs storage cupboard. Radiator. Half turning staircase with painted wooden spindles and runner leading to first floor. Door to dining room.

DINING ROOM

12' 2" x 9' 1" (into bay) (3.72m x 2.78m)
Dining room with bay window to front. Plantation window shutters. Modern vertical radiator. Archway through to kitchen.

KITCHEN

15' 11" x 9' 1" (4.87m x 2.78m)
Appointed along two sides, modern high and low level cupboards beneath quality laminate worktops. Stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated oven and grill, space for dishwasher and space for American fridge freezer. Tiled splashbacks. 'LVT' flooring. Bi-folding doors to rear. Door through to utility.

UTILITY ROOM

5' 4" x 5' 4" (1.63m x 1.63m)
Appointed along one side, low level cupboards beneath quality laminate worktop. Plumbing for washing machine. Tiled splashback. Extractor fan. Wall hung 'Worcester' boiler. Continuation of 'LVT' flooring. Door to cloakroom.

CLOAKROOM

Modern white suite; low level WC, pedestal wash hand basin with twin chrome taps. Extractor fan. Continuation of 'LVT' flooring. Chrome heated towel rail.

FIRST FLOOR

LANDING

Doors to lounge, shower room and bedroom. Half turning staircase to second floor.

LOUNGE

15' 1" x 12' 4" (4.61m x 3.76m)
A good sized family lounge. Radiator. uPVC bay window to front. Additional uPVC window to front. Plantation window shutters. Looking out onto green space.

BEDROOM THREE

15' 2" x 8' 7" (4.63m x 2.63m)
A spacious double bedroom. Radiator. Two uPVC windows to rear.

SHOWER ROOM

7' 1" x 5' 6" (2.18m x 1.70m)
Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap and vanity, double shower with large, chrome rainfall shower head and additional hand held shower head. Mirrored wall cabinet. Fill wall tiling. Tiled floors. Extractor fan. Black heated towel rail.

SECOND FLOOR

LANDING

Doors to bedrooms. Radiator. Access to loft space.



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BEDROOM ONE

12' 11" x 10' 7" (3.94m x 3.29m)

A spacious master bedroom with built in 5 door wardrobes to one side. Two uPVC windows to front. Radiator. Door to en-suite.

ENSUITE

6' 7" x 6' 0" (2.03m x 1.84m)

Modern white suite, low level WC, wall hung wash hand basin with chrome mixer tap and vanity, double shower with large rainfall shower head and additional hand held shower head. Full wall tiling. Tiled flooring. Extractor fan. Chrome heated towel rail. Mirrors wall cabinet.

BEDROOM TWO

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

A second good sized double bedroom. Radiator. Two uPVC windows to rear.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, paved patio and slate chipping areas with paving stones leading to timber gate for access to garage/parking space. Outside power socket. Outside tap.

GARAGE

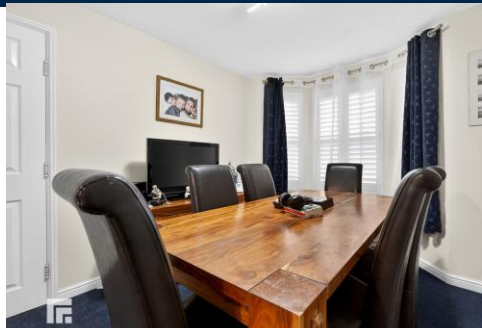
Single garage with up and over door. Parking space in front. Please note garage is third one away from rear garden.

FRONT

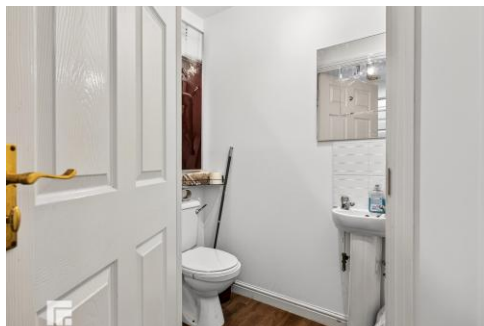
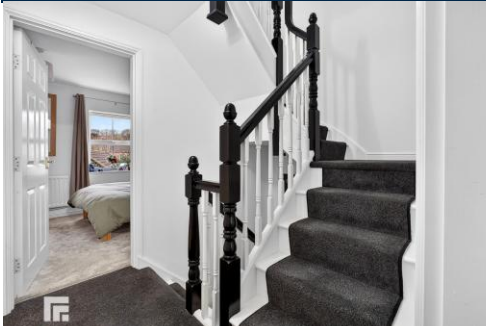
Metal gate opening into a small garden with evergreen shrubs. Open porch area with archway.



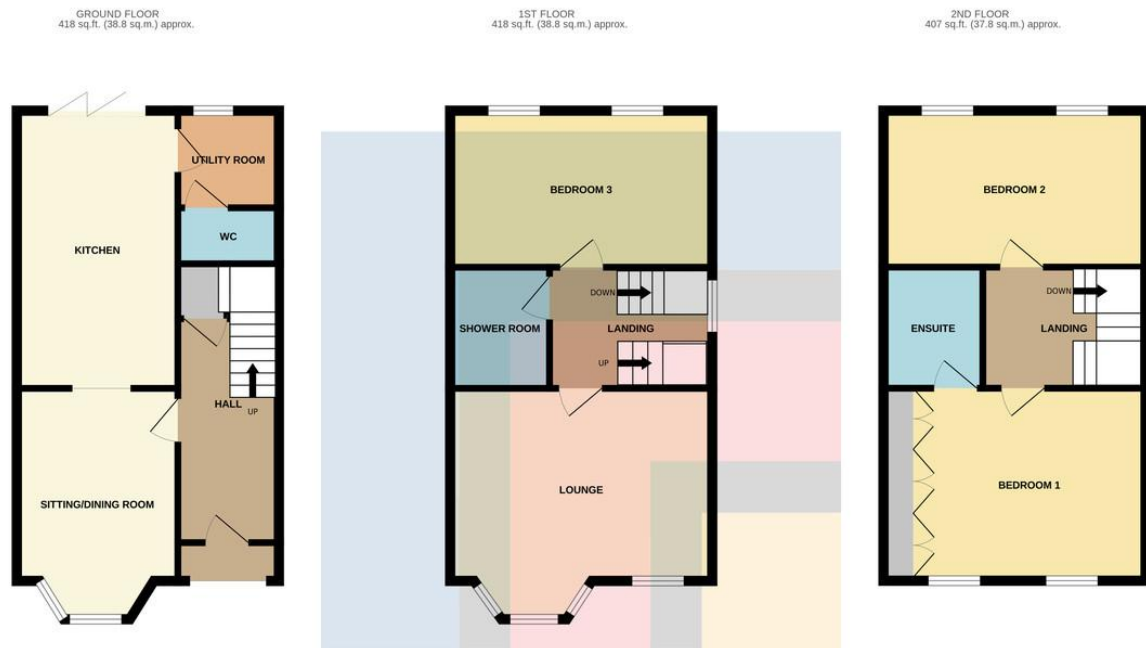
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TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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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EPC TO FOLLOW

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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