



**19 ARUDUR HEN**  
**RADYR**  
**CARDIFF CF15 8FX**

OFFERS IN EXCESS OF  
**£320,000**



**END OF TERRACE PROPERTY**



**3**



**2**



**3**



**1**

**\*\*THREE BEDROOM TOWNHOUSE\*\***  
**GARAGE AND PARKING \*\* WALKING**  
**DISTANCE TO RADYR TRAIN STATION \*\***

A three storey end of terrace property in the popular village of Radyr. To the front are views over the green and park area. Accommodation briefly comprises hallway, dining/sitting room, kitchen, utility room and cloakroom. To the first floor there is a lounge, bathroom and bedroom. To the second floor there are two further bedrooms, one with en-suite shower room. Rear garden, single garage with parking space. Gas central heating. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 944 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**

Entered paved pathway with slate chip borders, to front door.

**HALLWAY**

Door to kitchen/dining room. Stairs to first floor. Radiator.

**DINING ROOM**

12' 1" x 10' 4" (3.70m x 3.17m)

An open plan kitchen/dining room, alternatively used as an additional sitting area room. Tiled flooring. uPVC double glazed windows to side and front, with the front aspect overlooking the green. Radiator. Under stair storage cupboard. Opening to:

**KITCHEN**

10' 7" x 10' 2" (3.23m x 3.11m)

The kitchen is fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Space for American fridge/freezer and dishwasher. Tiled flooring and splash backs. uPVC double glazed French patio doors and on rear garden. Door to utility room.

**UTILITY ROOM**

6' 5" x 3' 2" (1.98m x 0.99m)

Fitted base unit with work surface over and space for washing machine. Modern wall mounted gas central heating boiler. Tiled flooring and splash backs. Extractor fan. Door to WC.

**CLOAKROOM**

6' 5" x 3' 2" (1.98m x 0.99m)

Low level WC and vanity enclosed wash hand basin. Tiled flooring and splash backs. Radiator.

**FIRST FLOOR**

**LANDING**

Doors to lounge, bathroom and bedroom three. uPVC double glazed window to front with pleasant views. Radiator. Stairs to second floor.

**LOUNGE**

13' 8" x 10' 0" (4.19m x 3.07m)

uPVC double glazed window and French patio doors to rear aspect, with feature Juliet balcony. Two radiators.

**BATHROOM**

7' 1" x 6' 5" (2.18m x 1.96m)

A white suite to include low level WC, pedestal wash hand basin, and panelled bath with shower over and glass screen. Tiled floor and splash backs. Ladder radiator. Extractor fan and shaver point. uPVC double glazed window to side.

**BEDROOM THREE**

7' 1" x 6' 7" (2.18m x 2.01m)

uPVC double glazed window to front. Radiator.

**SECOND FLOOR**

**LANDING**

Doors to two bedrooms. Radiator.



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## BEDROOM ONE

13' 9" x 10' 6" (4.20m x 3.22m)

Fitted wardrobe. Two uPVC double glazed windows to rear.  
Radiator. Door to en-suite.

## ENSUITE

6' 11" x 3' 11" (2.13m x 1.21m)

Suite comprising low level WC, pedestal wash hand basin  
and fitted shower cubicle. Tiled flooring and splash backs.  
Extractor fan. Shaver point. Ladder radiator.

## BEDROOM TWO

13' 10"(max) x 9' 8" (4.22m x 2.96m)

Two uPVC double glazed windows to front. Airing cupboard  
housing the hot water tank. Radiator.

## OUTSIDE

### REAR GARDEN

A Westerly facing rear garden, mainly laid to lawn with  
paved patio area. Outside tap. Boundary wall and fence,  
with gate leading to parking space and single garage.

### SINGLE GARAGE

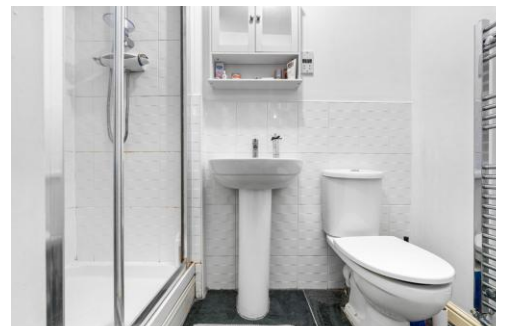
An up and over garage door. Light and power

### ADDITIONAL INFORMATION

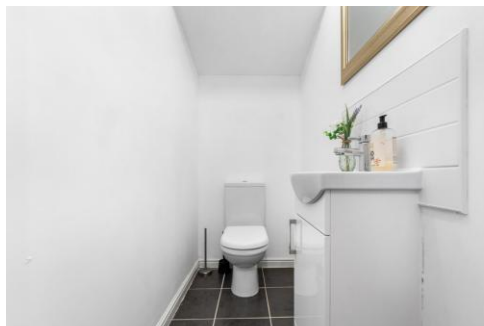
There is a service charge for the rear car parking area of the  
property currently set at £33.84 per half year with  
management company Peverel



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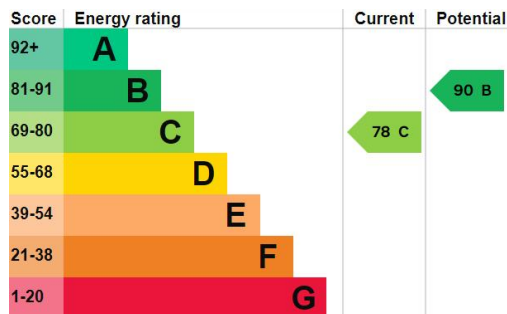
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TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

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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