

95 Arudur Hen

Radyr | Cardiff | CF15 8FX

Detached Coach House | Offers In Excess Of £179,950



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PROPERTY DESCRIPTION

** FREEHOLD DETACHED COACH HOUSE ** NO CHAIN ** Rarely available this detached modern coach house is set in a courtyard with garage and parking in popular Radyr. The accommodation briefly comprises hallway, landing, lounge/kitchen/diner, two bedrooms plus a bathroom. Garage with storage cupboard plus a parking space. Gas central heating. **Early Viewing Recommended** EPC Rating C.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 829 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors and dentist, library, golf and tennis clubs, train station and regular bus service.

ENTRANCE

Entered via double glazed front door into hallway with stairs leading up to the first floor. Radiator.

FIRST FLOOR

LANDING

Doors to lounge/kitchen, two bedrooms plus the bath/shower room. Airing cupboard housing combi central heating boiler. Loft access. Velux window to ceiling. Radiator.

LOUNGE/KITCHEN

19' 9" x 13' 3" (6.02m x 4.04m) An open plan kitchen and lounge with a wide range of base and eye level units including one and a half bowl

stainless steel sink unit and complementary work surfaces. Fitted electric oven gas hob and extractor hood over. Space for fridge/freezer and plumbed for washer/dryer. Two Velux windows located above the kitchen area. Space for sofas and a small dining table in the lounge area. uPVC double glazed window to front aspect. Laminate wood flooring. Two radiators. Spotlights.

BEDROOM ONE

14' (max) x 12' (max) (4.27m x 3.66m) uPVC double glazed window to front aspect. Recess for wardrobe plus shelving with plug for TV or Hi Fi. Radiator. Laminate wood flooring.

BEDROOM TWO

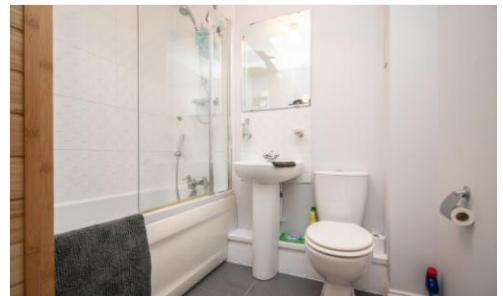
10' 9" x 7' 4" (max) (3.28m x 2.24m) uPVC double glazed window to front. Shelving and hanging space. Radiator. Laminate wood flooring.

BATHROOM

6' 10" x 6' 4" (2.08m x 1.93m) Panelled bath with shower and glass screen. Pedestal wash hand basin. Low level WC. Velux window to ceiling. Porcelain tiled flooring. Radiator. Shaver point.

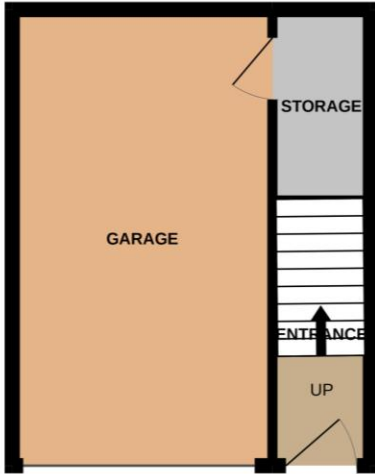
GARAGE

Up and over garage door. Light and power. Storage cupboard to rear.

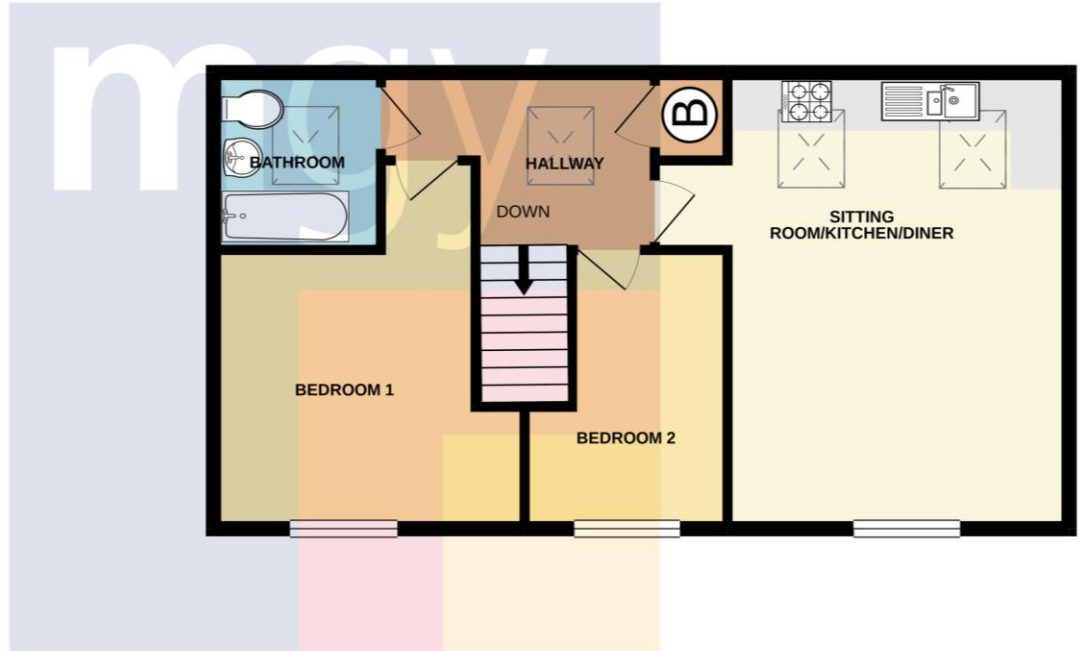


FLOORPLANS

ENTRANCE FLOOR

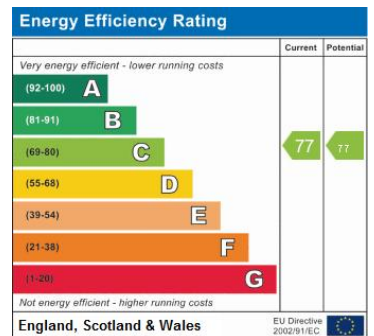


1ST FLOOR



TOTAL FLOOR AREA : 829sq.ft. (77.0 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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