

36 Arudur Hen,
Radyr, Cardiff, CF15 8FX



Estate Agents and
Chartered Surveyors

£215,000



Semi- Detached Coach

2

1

1

1

Property Description

****COACH HOUSE**** A two bedroom coach house situated close to all local amenities at Radyr Village plus train station. The accommodation comprises hallway, landing area, open plan lounge/diner/kitchen, two bedrooms and bathroom. Single garage and allocated car parking space. Ideal First Time Buy or Investment. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx C

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, Italian restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

ENTRANCE

Entered via double glazed front door into hallway.

HALLWAY

Stairs to first floor. Radiator. Telephone point.

LANDING AREA

Doors to all rooms. Built in airing cupboard housing wall mounted central heating boiler. Roof window. Loft access. Telephone point. Radiator.

LOUNGE/DINER/KITCHEN

17' 7" x 13' 2" (5.382m x 4.034m)
A bright and spacious open plan living/dining and kitchen area with double glazed window to front

elevation. Two radiators. Fitted kitchen with range of base and eye level units incorporating sink unit and complementary work surfaces. Built in electric oven, gas hob and extractor fan above. Space for fridge/freezer. Plumbed for automatic washing machine. Two roof windows.

BEDROOM ONE

13' 6" x 11' 11" (4.140m x 3.637m)
uPVC double glazed window to front. Radiator. Fitted storage cupboard.

BEDROOM TWO

10' 7" x 7' 3" (3.241m x 2.228m)
uPVC double glazed window to front. Radiator. Fitted storage cupboard.

BATHROOM

6' 9" x 6' 3" (2.079m x 1.924m)
Suite comprising panelled bath with mixer shower over, pedestal wash hand basin and low level WC. Shaver point. Radiator. Ceramic tiled floor and tiled splashbacks. Keylite window.

OUTSIDE-SINGLE GARAGE

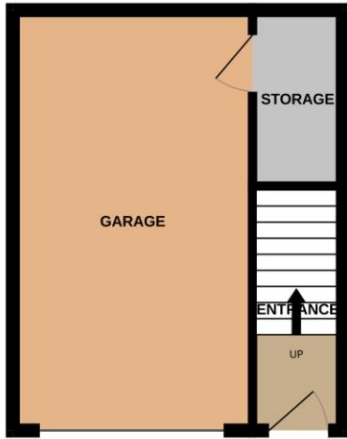
With up and over door. Light and power. Storage cupboard.

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GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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