

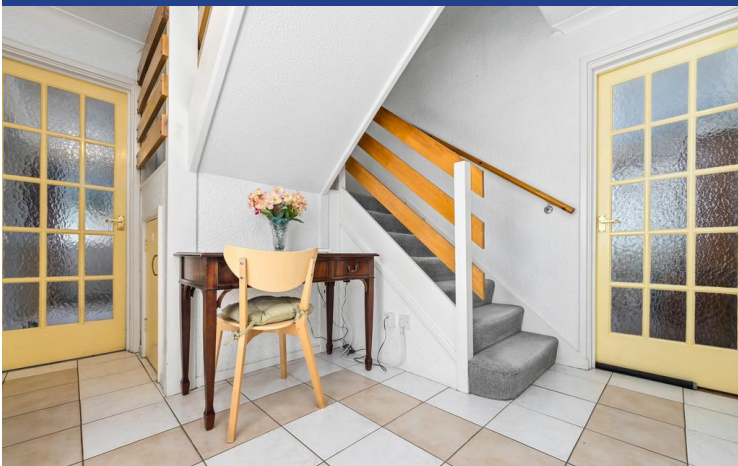
2 Heol Aradur, Cardiff, CF5 2RE



Estate Agents and
Chartered Surveyors

Asking Price Of

£525,000



Detached Property

5

2

4

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Property Description

**** FIVE BEDROOM DETACHED ** IN NEED OF UPGRADE BUT OFFERING EXCELLENT POTENTIAL**

**** A large family home located in the area of Danescourt being close to local amenities and transport links. Entrance porch, hallway, cloakroom, large lounge, conservatory, dining room, spacious kitchen and breakfast room, utility room, wet room and sitting room or ground floor bedroom. To the first floor are five bedrooms, ensuite shower room to principal bedroom one and a separate family bathroom. Gas central heating, double glazed windows. Delightful gardens front and rear, wide keyblock driveway. NO CHAIN. EPC Rating: C**

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,113 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, public house, train station and convenient bus routes. The area also boasts its own excellent primary school and falls within the catchment area for Radyr Comprehensive School.

ENTRANCE PORCH

Approached via a upvc entrance door with obscure glass window to upper part leading to the spacious entrance porch, obscure glass windows, tiled floors and radiator.

ENTRANCE HALLWAY

Approached double opening doors leading to the spacious hallway, low level under stairs storage cupboard, staircase to first floor, radiator and tiled flooring.

CLOAKROOM

Comprising low level wc, wash hand basin, window to side, tiled flooring, extractor fan, wall tiling to half height and radiator.

LOUNGE

19' 9" x 11' 11" (6.03m x 3.65m)

An excellent sized principal reception with deep silled bay style window to front, door to rear leading to conservatory, feature stone fireplace and electric fire and two radiators.

CONSERVATORY

11' 6" x 11' 7" (3.52m x 3.54m)

Overlooking the delightful rear garden, double opening french doors to rear, laminate flooring.

DINING ROOM

13' 3" x 9' 10" (4.04m x 3.00m)

Overlooking the rear garden, laminate flooring, radiator, ample space for large family dining table and door to kitchen.

KITCHEN AND DINING ROOM

19' 10" x 11' 2" (6.05m x 3.41m)

Well appointed along three sides in woodgrain finish panelled fronts beneath round nosed worktop surfaces, inset sink with side drainer, inset four ring gas hob with cooker hood above, wall tiling to splash back areas, ample space for large family breakfast table, window to rear and side, tiled flooring, door to side, door to utility room and radiator.

UTILITY ROOM

6' 11" x 6' 5" (2.11m x 1.96m)

Units and worktop to one side, inset sink and side drainer, plumbing for washing machine, concealed gas central heating boiler, window to side, laminate flooring, storage cupboard, door to wet room and sitting room/ground floor bedroom.

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WET ROOM

8' 5" x 5' 8" (2.58m x 1.74m)

White suite comprising low level wc, wash hand basin, chrome shower, tiled walls and floor, extractor fan and chrome heated towel rail.

SITTING ROOM/GROUND FLOOR BEDROOM

15' 3" x 14' 3"(max)5m x 4.35m)

With windows to front and side, previously used as a bedroom for dependant relative but versatile use, door to side path, laminate flooring and radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area, stain glass window to front, access to roof space, storage cupboard and airing cupboard housing the hot water cylinder with shelving.

PRINCIPAL BEDROOM ONE

16' 11" x 14' 0"(overall) 4.29m)

A good sized principal bedroom suite overlooking the rear garden, range of fitted wardrobes to one side on bedroom approach, radiator and door to ensuite shower room.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, corner shower cubicle, window to side, full wall tiling and radiator.

BEDROOM TWO

15' 7" x 10' 3" (4.75m x 3.13m)

Overlooking the entrance approach, a second double bedroom, radiator.

BEDROOM THREE

13' 2" x 12' 2" (4.02m x 3.71m)

Aspect to rear, a third double bedroom, range of fitted wardrobes to one side, radiator.

BEDROOM FOUR

12' 2" x 6' 5" (3.72m x 1.96m)

Aspect to front, radiator.

BEDROOM FIVE

10' 1" x 8' 5" (3.09m x 2.57m)

Aspect to rear, radiator and built in wardrobe.

FAMILY BATHROOM

8' 6" x 7' 8" (2.61m x 2.36m)

White suite comprising low level wc, wash hand basin, panelled bath with shower above, bidet, window to side, wall tiling to splash back areas and radiator.

OUTSIDE

REAR GARDEN

Large paved patio with intricate raised beds of artificial lawn, plants and flowers, large central pond which could easily be easily filled in and used as further flower bed, rear patio with feature pergola over, outside tap, side lean to with side access, additional side access to other side with paved pathway.

FRONT GARDEN

Large front garden laid with decorate stone and inset plants, shrubs, palm trees and hedgegrow, keyblock driveway and pathway to front door, side access to either side.

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GROUND FLOOR
1191 sq.ft. (110.6 sq.m.) approx.

1ST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 2113 sq.ft. (196.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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