



68 ARUDUR HEN  
RADYR  
CARDIFF CF15 8FX

ASKING PRICE OF  
**£335,000**



### SEMI-DETACHED PROPERTY



**3**



**2**



**3**



**2**

**\*\*THREE BEDROOM SEMI-DETACHED PROPERTY\*\* GARAGE\*\* WALKING DISTANCE TO RADYR TRAIN STATION \*\*** A two storey semi-detached property in the popular village of Radyr. Accommodation briefly comprises hallway, lounge, kitchen, conservatory and cloakroom. To the first floor primary bedroom with ensuite and two further bedrooms. Rear south facing garden, single garage. Gas central heating. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 878 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 panelled composite door. Quality laminate flooring throughout the downstairs. Doors to all rooms. Radiator.

#### KITCHEN

10' 3" x 8' 0" (3.14m x 2.44m)

A modern 'wren' kitchen appointed along three sides with shaker style fronts. A range of base and eye level units beneath wood grain effect laminate worktops. Stainless steel 1.5 bowl sink with chrome mixer tap and side drainer. Four ring induction hob. Low level single oven. Integrated washing machine, dishwasher and fridge freezer. Tiled splashback. Cupboard housing 'ideal' combi boiler. Upvc double glazed window to front.

#### CLOAKROOM

White suite comprising of low level wc and pedestal wash hand basin with tiled splashback. Extractor fan. Radiator.

#### LOUNGE

15' 1"(max) x 13' 5" (4.61m x 4.09m)

An excellent sized reception room with double French doors to the conservatory. Large under-stair storage cupboard. Laminate flooring. Feature log burner. Window to side.

#### CONSERVATORY

11' 2" x 10' 11" (3.41m x 3.33m)

A good sized conservatory with composite wall to one side. Tiled flooring. Radiator.

#### FIRST FLOOR

#### LANDING

Approached via a full turning spindle staircase. Doors to all rooms. Loft access. Cupboard.

#### BEDROOM ONE

11' 8" (into recess) x 8' 5" (3.58m x 2.59m)

A good sized bedroom overlooking the entrance approach. Upvc double glazed window. Door to ensuite. Radiator.

#### ENSUITE

Modern white suite comprising of low level wc, pedestal wash hand basin, shower cubicle with electric shower and glass shower door. Tiled splash back areas. Tiled flooring. Extractor fan. Shaving point. Obscured glass window to side. Radiator.

#### BEDROOM TWO

9' 8" x 8' 6" (2.95m x 2.61m)

Another good sized bedroom overlooking the rear garden. Upvc double glazed window. Radiator.

#### BEDROOM THREE

6' 10" x 6' 3" (2.09m x 1.92m)

Overlooking the rear garden. Upvc double glazed window. Radiator.

#### FAMILY BATHROOM

6' 4" x 6' 3" (1.95m x 1.92m)

Modern white suite comprising of low level wc, pedestal wash hand basin with twin chrome mixer tap. Panelled bath with chrome twin taps and shower head, glass folding shower screen. Tiled splashback areas. Tiled flooring. Obscured glass window to front. Shaving point. Extractor fan. Radiator.

#### OUTSIDE

#### REAR GARDEN

A delightful south facing rear garden with paved patio leading to area of artificial lawn and wooden decking area. Enclosed via brick and wooden fencing. Outside power plug.

#### FRONT GARDEN

Area of decorative stones contained by waist high metal fence and entrance gate leading to paved pathway.

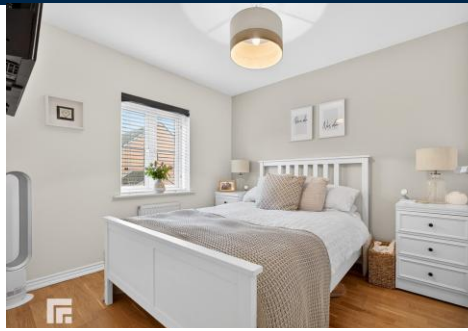
#### GARAGE

Power electricity and lighting. Up and over door. Parking space to front.





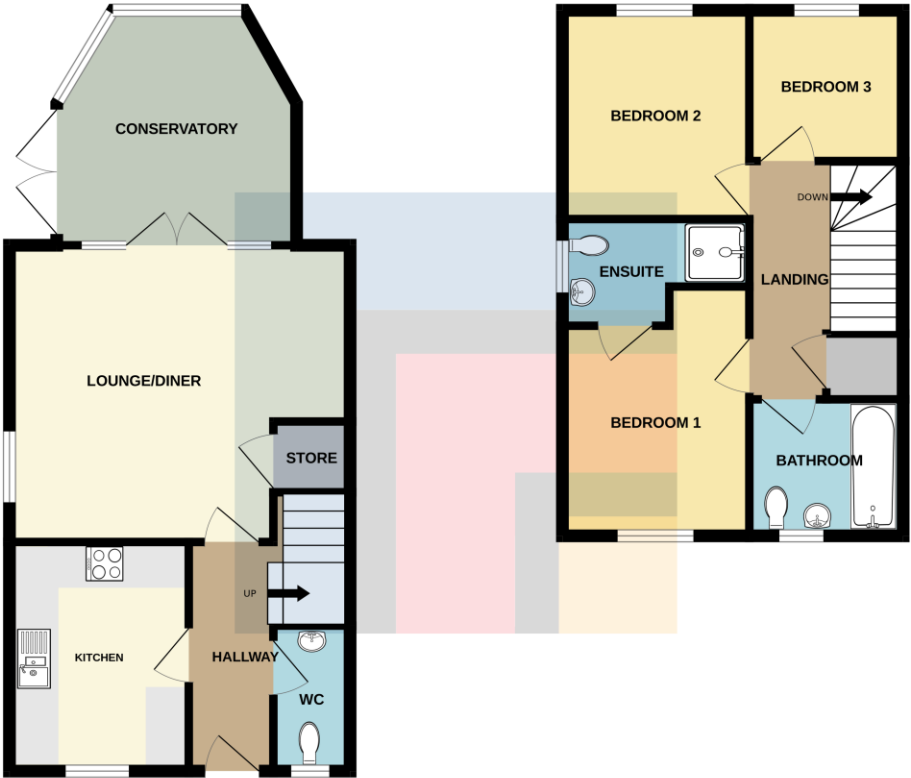
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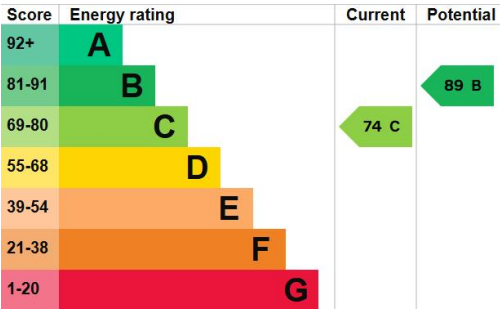
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GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.  
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