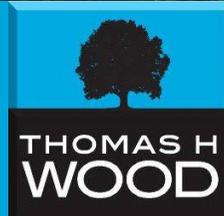




**101 Arudur Hen**

Radyr, Cardiff, CF15 8FX



**Asking Price Of £359,950**

5 Bedrooms



A well presented, five bedroom, detached property in the sought after area of Radyr. Situated in this modern development close to the centre of the village with its shops and amenities. The property is in the catchment area for Radyr High School and good local primary schools. Within easy reach of the M4 and A470 motorways, as well as being very close to Radyr train station with its many links to Cardiff City centre. The house has five bedrooms, one of which has an en-suite shower room and two reception rooms. Off road parking for 1/2 cars with single garage adjacent the property. No Chain.

#### **ENTRANCE HALL**

Via open porch and double glazed composite front door. Painted walls and ceiling, oak effect laminate flooring. Single radiator panel and heating thermostat. Understairs storage cupboard. Stairs to first floor.

#### **SITTING ROOM**

17'9" x 10'7" (5.45m x 3.25m) max. Painted walls and ceiling. Double glazed uPVC windows to front and side, French doors to rear. TV point. Two single radiator panels with TRVs.

#### **KITCHEN / DINER**

17'9" x 9'3" (5.45m x 2.84m) max. Beech effect units with marble effect work surface and return. 1 ½ stainless steel sink and drainer with chrome mixer tap. Four ring gas hob, extractor canopy over and double electric oven. Painted walls and ceiling, oak effect laminate floor. Double glazed uPVC French doors to rear, window to front. Integral fridge/freezer, washing machine and dishwasher. Single radiator panel and TRV. Ideal condensing regular boiler and Hive Active Thermostat.



#### **WC**

White suite comprising low level WC, pedestal basin with chrome taps. Painted walls and ceiling, oak effect laminate flooring. Extractor fan. Single radiator panel with TRV.

## LANDING

Via varnished wooden staircase. Painted walls and ceiling. Single radiator panel with TRV. Double glazed uPVC window to side. Stairs to second floor.

## MASTER BEDROOM

11'2" x 10'7" (3.48m x 3.25m) max. Painted walls and ceiling. Double glazed uPVC windows to side and rear. Single radiator panel with TRV. Integral wardrobe with white doors. TV and phone points.

## EN-SUITE SHOWER ROOM

8' x 6'2" (2.45m x 1.90m) max. White suite comprising pedestal basin with chrome mixer tap, low level WC, large shower cubicle with chrome mixer shower and sliding shower doors. Tiled walls, painted walls and ceiling, tiled flooring. Single radiator panel with TRV. Extractor fan and shaver point. Double glazed uPVC window to front.

## BEDROOM 2

10'9" x 9'4" (3.28m x 2.86m) max. Painted walls and ceiling. Double glazed uPVC windows to rear. Single radiator panel with TRV.

## BEDROOM 3

12'1" x 6'8" (3.69m x 2.05m) max. Painted walls and ceiling. Double glazed uPVC windows to front. Single radiator panel with TRV. Airing cupboard containing hot water cylinder.

## BATHROOM

6'10" x 6'8" (2.09m x 2.03m) max. White suite comprising pedestal basin with chrome mixer tap, low level WC, bath with chrome mixer tap. Tiled walls, painted walls and ceiling, tiled flooring. Extractor fan and shaver point. Single radiator panel with TRV. Double glazed uPVC window to front.

## SECOND FLOOR LANDING

Via varnished wooden staircase. Painted walls and ceiling. Single radiator panel. Two Velux roof windows.

## BEDROOM 4

13'10" x 10'8" (4.24m x 3.27m) max. Painted walls and ceiling. Double glazed uPVC window to front, Velux roof window. Double radiator panel with TRV.

## BEDROOM 5

13'10" x 9'5" (4.24m x 2.88m) max. Painted walls and ceiling. Double glazed uPVC window to front, Velux roof window. Double radiator panel with TRV. Access to loft area.

## OUTSIDE

### FRONT

Paved path leading to front door. External light. Mature shrubs.

### REAR

Small paved patio area. Laid to lawn. Timber fencing to perimeter, wooden gate to front. Mature shrubs.

## GARAGE

Single garage with up and over door, power and light. Side Access door. Off road parking for /2 cars

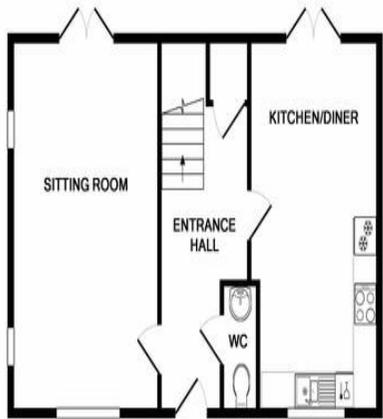
## TENURE

Understood to be Freehold - the tenure should be verified by the purchasers' solicitor.

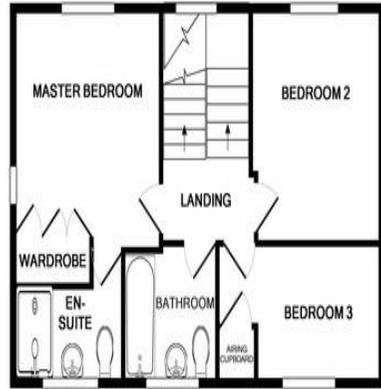
## COUNCIL TAX

Band G.

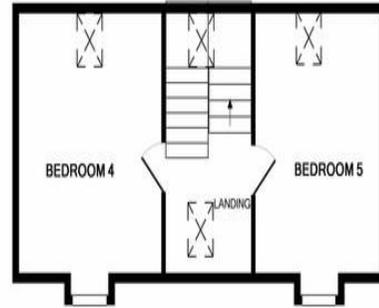




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1335 SQ.FT. (124.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
83	84	82	83

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements