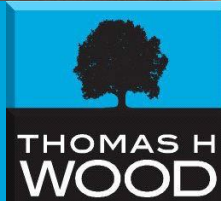




**85 Arudur Hen**

Radyr, Cardiff, CF15 8FX



**Asking Price Of £285,000**

3 Bedrooms





**\*\*RARELY AVAILABLE\*\*** A stylish and well presented 3 double-bedroom semi-detached home located in a select position on Arudur Hen. The exclusive "Hamborough" style residence is one of only six built and sits on a quiet part of this popular development. Close to the centre of the village with its shops and amenities and within walking distance of Radyr train station and links to Cardiff City centre. The property is in the catchment area for Radyr High School and the highly regarded local primary schools. This ideal family home benefits from modern kitchen/diner, sitting room, three double bedrooms, one with en-suite shower room and family bathroom. Single garage to side with driveway. Easy access to the Taff trail. Viewing highly recommended.

#### **ENTRANCE HALL**

Via double glazed composite front door. Painted walls and ceiling, oak flooring. Single radiator panel, heating thermostat. Alarm controls and phone point. Stairs to first floor.

#### **SITTING ROOM**

12'11" x 10'7" (3.96m x 2.22m) max. Painted walls and ceiling, oak laminate flooring. TV point. Double radiator panel with TRV. Double glazed uPVC French doors leading to

#### **KITCHEN/DINER**

18'2" x 17'3" (5.55m x 5.27m) max. Cream coloured units with wooden worksurface and tiled splashback. Ceramic tiled floor. Gas hob with extractor canopy over. 1 ½ chrome sink and drainer with chrome mixer tap. Integral dishwasher and fridge freezer, space for washing machine. Double glazed uPVC windows to front bay and rear. Double glazed composite door to rear. Large walk in pantry/storage cupboard. TV point. Double radiator panel with TRV. Ideal Logic condensing combi boiler.

#### **WC**

0.91m x 1.93m White suite comprising low level WC, pedestal basin with chrome taps and tiled splashback. Single radiator panel with TRV. Double glazed uPVC window to side. Extractor fan. Painted walls and ceiling, oak laminate flooring.



## LANDING

Via painted wooden staircase. Double glazed uPVC window to front. Single radiator panel with TRV. Large integral storage cupboard. Access to loft area.

## BEDROOM 1

11'4" x 10'10" (3.33m x 2.93m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Carpet and fitted wardrobe. Single radiator panel with TRV. Phone point.

## EN-SUITE SHOWER ROOM

7' x 4'6" (2.14m x 1.38m) max. White suite comprising pedestal basin with chrome taps, low level WC, large shower cubicle with electric shower, tiled walls. Painted walls and ceiling, tiled floors. Extractor fan and shaver point. Chrome radiator.

## BEDROOM 2

16'11" x 10'10" (5.18m x 3.32m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Carpet and fitted wardrobe. Single radiator panel with TRV.

## BEDROOM 3

13'7" x 7'6" (4.14m x 2.30m) max. Painted walls and ceiling. Double glazed uPVC window to front. Carpets. Single radiator panel with TRV.

## BATHROOM

6'3" x 6'1" (1.98m x 1.91m) max. White suite comprising pedestal basin with chrome taps, low level WC, bath with chrome taps and chrome mixer shower over, tiled walls and glazed shower panel. Painted walls and ceiling, oak effect linoleum flooring. Extractor fan and shaver point. Double glazed uPVC window to front. Single radiator panel with TRV.

## OUTSIDE

### FRONT

Stone chippings. Shrubs and trees. Black railings to perimeter. External light. Driveway with off road parking for one car leading to single garage with up and over door, power and light.

### REAR

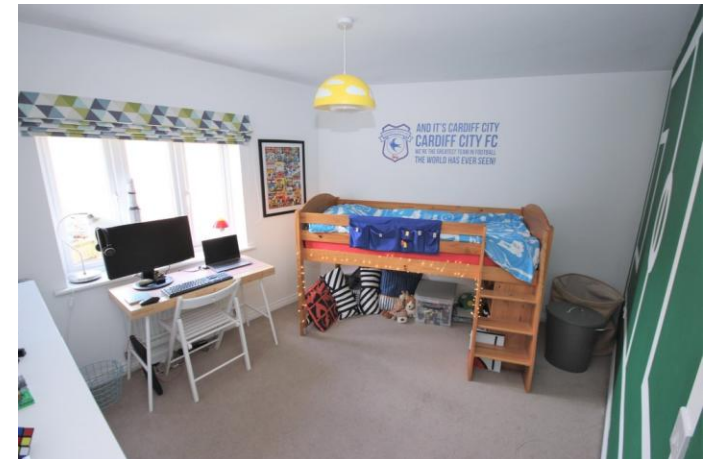
Raised decking area, laid to lawn. Shrubs and trees. Timber fencing to perimeter. External tap.

### TENURE

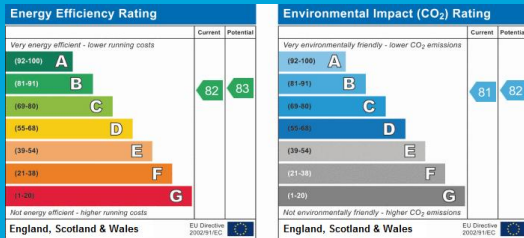
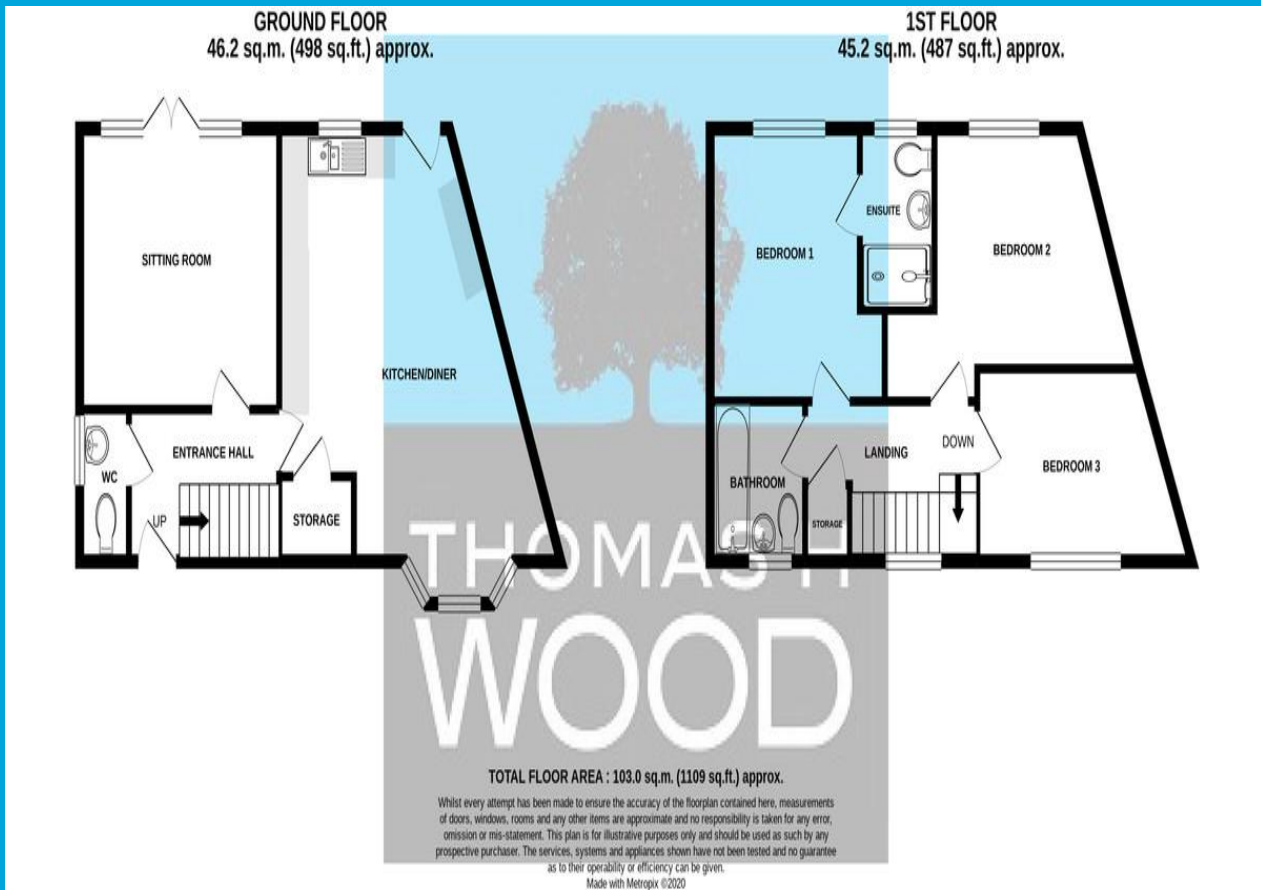
Understood to be freehold. Tenure should be verified by the purchaser's solicitor.

### COUNCIL TAX

Band F







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