

# 23 Arudur Hen

Radyr | Cardiff | CF15 8FX

Townhouse | Offers in the Region Of £285,000



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# PROPERTY DESCRIPTION

**\*\* TOWN HOUSE WITH VIEWS OVER THE GREEN \*\* IMMACULATE \*\***

An opportunity to acquire this much improved, three bedroom mid terraced town house on the popular Sidings development in Radyr. The accommodation briefly comprises entrance hallway, dining room, kitchen, utility room and wc. To the first floor there is the lounge, family bathroom and the third bedroom. To the second floor there are two double bedrooms including a master with ensuite. Front and rear gardens. Single garage and allocated parking. EPC: B

- **Tenure** Freehold
- **Council Tax Band E**
- **Floor Area (approx.)** 980 sq ft
- **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 gated wrought iron fence, laid to lawn with mature hedge border and paved patio to front door.

## HALLWAY

Entrance via front door with glazed inset into hallway. Door to dining room/kitchen. Stairs to first floor. Radiator. Telephone point. Laminate wood flooring.

## DINING ROOM

10' 3" x 12' 2" (3.130m x 3.714m) uPVC double glazed window to front with lovely outlook over the green. Understairs cupboard. TV and telephone points. Radiator. Recently laid laminate wood flooring. Open plan to kitchen.

## KITCHEN

10' 2" x 10' 7" (3.115m x 3.237m) A beautiful, open plan space with newly installed kitchen to include a wide range of base and eye level units incorporating one and a half bowl ceramic sink and drainer with complementary work surfaces. Feature breakfast bar with space for three stools. Tiled splashbacks. Fitted electric oven and induction hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer and tumble dryer. Under stair cupboard. Door to utility room leading to WC. uPVC double glazed French doors to rear garden.

## UTILITY ROOM

3' 3" x 6' 6" (0.994m x 1.999m) Fitted with a base unit and worktop. Plumbed for a washing machine. Wall mounted central heating boiler. Tiled splashbacks. New laminate wood flooring. Door to WC.

## WC

Low level WC and pedestal wash hand basin. Tiled splash backs. Extractor fan. Laminate wood flooring. Radiator.

## FIRST FLOOR

### LANDING

First floor landing with doors to

lounge, recently updated family bathroom and bedroom. uPVC double glazed window to front with pleasant views. Radiator. Stairs to second floor.

## LOUNGE

10' 0" x 13' 8" (3.069m x 4.190m) uPVC double glazed window and French patio doors with Juliet balcony to the rear. TV and telephone points. Two radiators.

## FAMILY BATHROOM

6' 6" x 7' 2" (1.984m x 2.197m) A modern, recently updated bathroom to include low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled splashbacks. Shaver point. Extractor fan. Spotlights. Radiator.

## BEDROOM THREE

6' 8" x 7' 2" (2.041m x 2.192m) uPVC double glazed window to front. Telephone point. Radiator.

## SECOND FLOOR

### LANDING

Doors to master bedroom and bedroom two. Radiator.

## MASTER BEDROOM

10' 7" x 13' 8" (3.232m x 4.191m) Two uPVC double glazed windows to rear.

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Fitted wardrobes to one wall. TV and telephone points. Door to ensuite.

**ENSUITE**

4' 3" x 9' 0" (1.296m x 2.75m) The suite comprises low level WC, pedestal wash hand basin and walk-in shower with glass screen. Tiled splashbacks. Shaver point. Extractor fan. Spotlights. Ladder radiator.

**BEDROOM TWO**

9' 9" x 13' 9" (2.972m x 4.203m) Two uPVC double glazed windows to front with lovely outlook over the green. Airing cupboard. Radiator. Loft access.

**OUTSIDE**

**REAR GARDEN**

A west facing rear garden to include raised decking area and lawn.

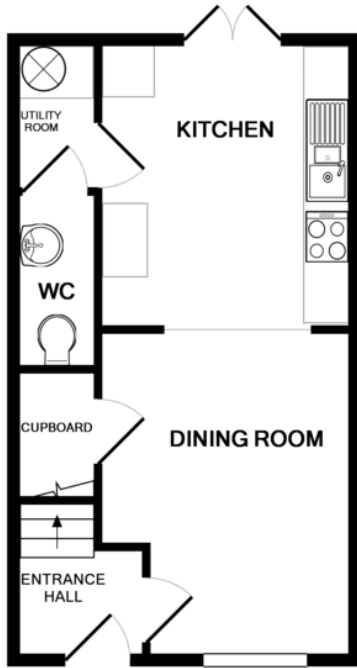
Boundary fence. Outside tap. Paved pathway to rear gate leading to garage.

**GARAGE**

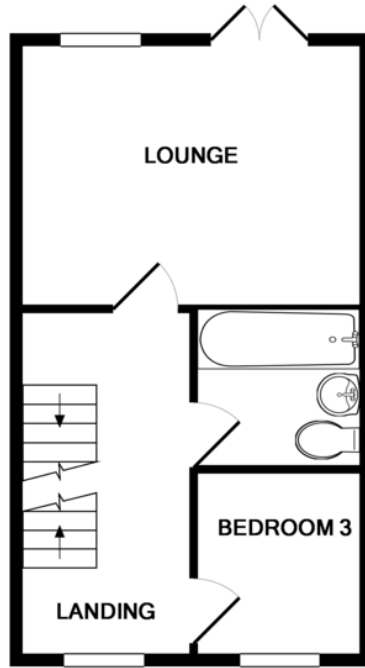
A single garage with up and over door. Allocated parking space.



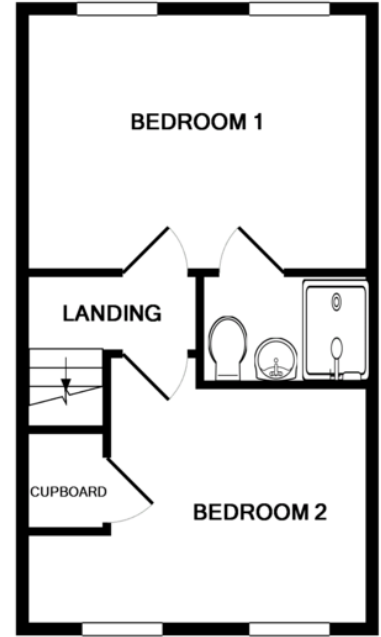
# FLOORPLANS



GROUND FLOOR

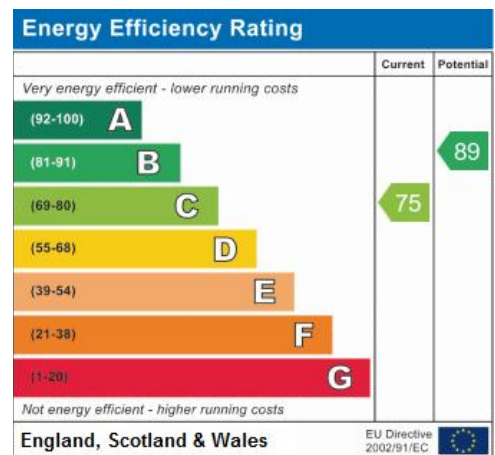


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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