

Radnor Road

CARDIFF, CF5 1RA

GUIDE PRICE £390,000

**Hern &
Crabtree**



Radnor Road

A beautifully presented three-bedroom mid-terraced home, set on the sought-after Radnor Road.

Behind a neat forecourt garden that lends an immediate sense of arrival, this beautifully considered home unfolds with quiet confidence. From the moment you step into the hallway, there is a natural flow that draws you through the house. At the front, the living room offers a calm and intimate retreat, its bespoke alcove shelving and fitted storage framing the space with both practicality and understated elegance.

To the rear, the house opens into a light-filled kitchen and dining space that forms the social heart of the home. Bi-folding doors dissolve the boundary between inside and out, allowing the garden to become an extension of daily life during the warmer months. The kitchen itself is finished with a refined palette, where quartz worktops sit alongside shaker-style cabinetry and a Belfast sink, creating a space that is both highly functional and visually composed. A separate utility room keeps the practicalities discreetly tucked away, with access to a ground floor cloakroom.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, each thoughtfully presented. The family bathroom features a four-piece suite that lends a sense of everyday luxury.

Positioned within one of Cardiff's most sought-after neighbourhoods, the property enjoys close proximity to independent cafés, well-regarded schools and green open spaces, with excellent transport links offering easy access to the city centre and beyond.



Approx 993.00 sq ft

Council Tax Band: E

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Hallway

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Tiled flooring. Fitted doormat. Radiator. Stairs rise up to the first floor.

Living Room

Double glazed window to the front elevation. Inset within chimney breast with slate hearth. Fitted storage and shelving into alcoves. Radiator.

Dining Room

Wooden parquet flooring. Radiator. Understairs storage cupboard. Squared off archway to the kitchen.

Kitchen

Double glazed bi-folding doors to the rear garden. Double glazed skylight window. Wall and base units with quartz worktops over. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated double oven and grill. Integrated fridge freezer. Kitchen island with Belfast sink inset within worktop with drainer grooves, integrated dishwasher and integrated wine cooler. Extractor fan. Wooden parquet flooring. Squared off archway to the dining room.

Utility

Double glazed door leading to the rear garden. Double glazed window to the rear elevation. Plumbing for washing machine. Space for tumble dryer. Concealed gas combination boiler. Base units. Extractor fan. Wooden parquet flooring. Loft access hatch.

Cloakroom

Double glazed obscure window to the rear elevation. W/C. Wash hand basin with vanity unit and tiled splashback. Wooden parquet flooring. Radiator. Extractor fan.

Landing

Stairs rise up from the hallway. Wooden handrail. Wooden bannister with spindles. Split level landing.

Bedroom One

Double glazed window to the front elevation. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator. Loft access hatch.

Bedroom Three

Double glazed window to the front elevation. Coved ceiling. Radiator.

Bathroom

Double glazed obscure window to the side elevation. W/C. Wash hand basin with vanity unit. Mirrored storage cupboard. Bath with central mixer taps. Shower quadrant with fitted shower over with glass sliding doors. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Garden

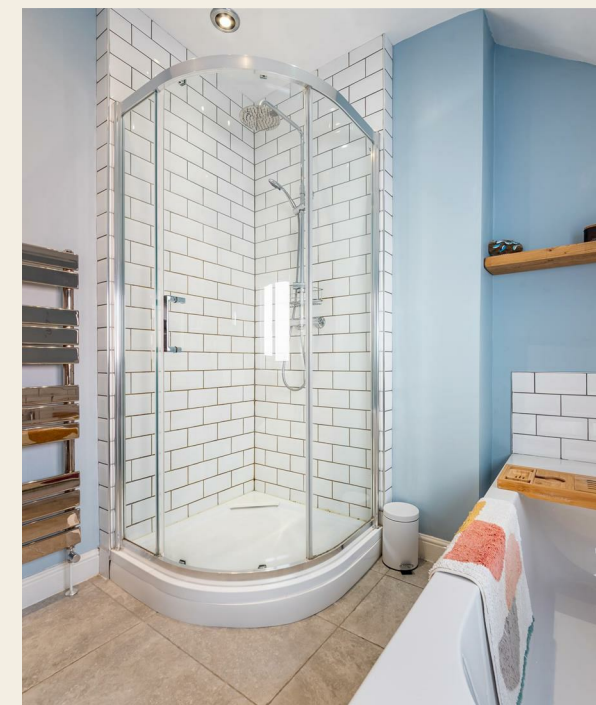
Enclosed rear garden. Wooden timber decking. Grass lawn. Flower border with mature shrubs. Further raised flower borders with mature shrubs and trees. Timber frame storage shed. Cold water tap.

Additional Information

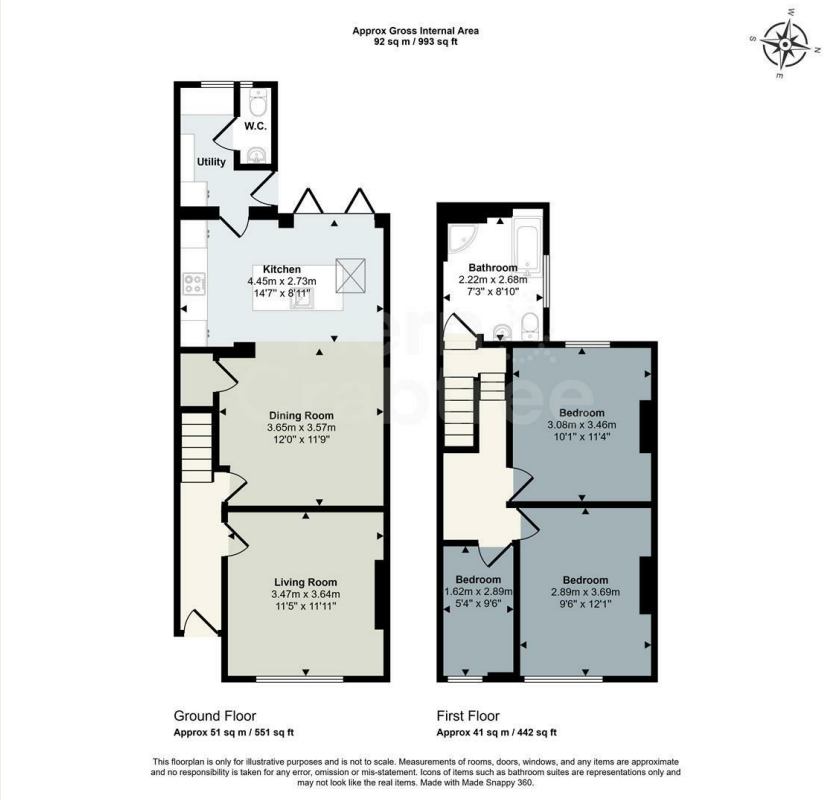
Freehold. Council Tax Band E (Cardiff). EPC rating D.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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