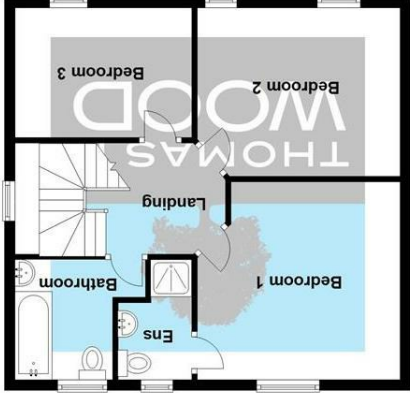
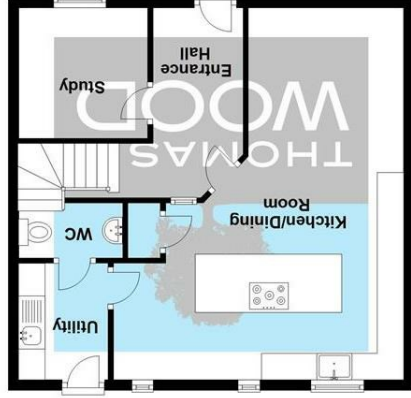


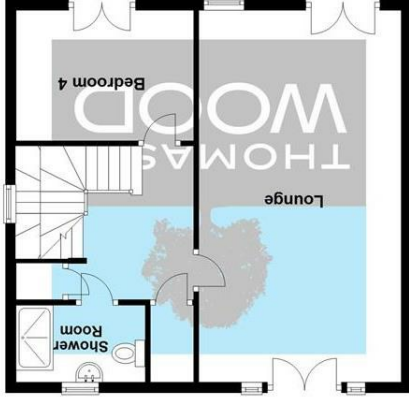
Total area: approx. 1650.5 sq. feet



Second Floor  
Approx. 550.2 sq. feet



Ground Floor  
Approx. 549.6 sq. feet



First Floor  
Approx. 550.8 sq. feet

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	88
Potential	89

Energy Efficiency Rating

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144 Goetre Fawr,  
Radyr, Cardiff  
CF15 8EU

Asking Price £565,000  
House - Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 1650.50 sq ft

Current EPC Rating - B88

Potential EPC Rating - B89

A beautifully presented and versatile family home, ideally located on Goetre Fawr in the popular village of Radyr. The property has been transformed by the current owners and is offered for sale in show home condition throughout. Radyr boasts excellent local amenities including highly regarded primary and secondary schools, a parade of shops, Italian restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus and train services the city centre. Furthermore, then property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area. Viewings of this exceptional family home are highly recommended.

#### ENTRANCE

Entered via wrought iron gate with pathway leading to front door.

#### ENTRANCE HALLWAY

Entered via uPVC double glazed door. Radiator. Doors to study and kitchen/dining room. Stairs rising to first floor.

#### STUDY

2.475m x 2.467m (8'1" x 8'1")

Overlooking the front aspect, with laminate flooring, painted walls and smooth ceiling. uPVC double glazed window to front. Radiator. Fuse board & solar controls/meters

#### KITCHEN/DINING ROOM

5.485m x 7.02m (17'11" x 23'0")

uPVC double glazed window to rear overlooking rear garden, further uPVC double glazed French doors with glazed panels to either side. Tiled floor. A range of base and eye level units, Belfast sink with chrome mixer tap and complementary worksurfaces. Built in electric double ovens and induction hob. Integrated full height fridge and separate freezer, dishwasher. Central island with seating under and ample space for dining table and chairs. Two radiators. Storage cupboard. Door to;

#### UTILITY ROOM

2.208m x 1.702m (7'2" x 5'7")

uPVC double glazed door to rear garden. Tiled floor. A range of base units incorporating stainless steel sink unit with drainer and complementary worksurfaces. Space for washing machine and tumble dryer. Radiator. Cupboard Ideal combi boiler. Door to;

#### WC

1.011m x 2.010m (3'3" x 6'7")

Tiled floor. Low level wc. Pedestal wash hand basin with tiled splashback. Radiator.

#### FIRST FLOOR

##### LANDING

uPVC double glazed window to side. Radiator. Airing cupboard housing hot water tank. Further storage cupboard. Doors to lounge, bedroom four and shower room.

##### LOUNGE

7.027m x 3.847m (23'0" x 12'7")

A dual aspect reception room with uPVC double glazed French doors to front and rear, with further glazed panels to either side and Juliette rail. This spacious room has laminate floor, painted walls and smooth ceiling. TV aerial point. Two radiators.

##### BEDROOM FOUR

2.477m x 3.331m (8'1" x 10'11")

Overlooking the front aspect with laminate floor, painted walls and smooth ceiling. uPVC double glazed French doors to front with Juliette rail. Radiator.

##### SHOWER ROOM

1.097m x 2.331m (3'7" x 7'7")

uPVC obscure double glazed window to rear. Tiled floor. Radiator. Low level WC and corner shower enclosure with chrome mixer shower. Wall mounted wash hand basin.

#### SECOND FLOOR

##### LANDING

uPVC double glazed window to side. Radiator. Access to loft space. Doors to three bedrooms and family bathroom.

##### MASTER BEDROOM

3.098m x 3.985m (10'1" x 13'0")

Overlooking the rear aspect with, laminate floor, painted walls and smooth ceiling uPVC double glazed window to rear. Fitted wardrobes with hanging and shelf space. Radiator. Door to;

##### ENSUITE

2.421m x 1.406m (7'11" x 4'7")

PVC obscure double glazed window to rear. Tiled floor. Low level WC. Pedestal wash hand basin with tiled splashback. Tiled shower cubicle with chrome mixer shower. Heated towel radiator. Shaver point. Extractor fan.

##### BEDROOM TWO

3.200m x 3.920m (10'5" x 12'10")

overlooking the front aspect with laminate floor, painted walls and smooth ceiling Two uPVC double glazed windows to front. Radiator.

##### BEDROOM THREE

2.482m x 3.311m (8'1" x 10'10")

Overlooking the front aspect with laminate floor, painted walls and smooth ceiling. uPVC double glazed window to front. Radiator.

##### FAMILY BATHROOM

2.423m x 1.757m (7'11" x 5'9")

uPVC obscure double glazed window to rear. Tiled floor. Part tiled walls. Low level WC. Pedestal wash hand basin. Panelled bath with chrome mixer shower over. Radiator. Shaver point. Extractor fan.

##### OUTSIDE

###### FRONT

Enclosed with wrought iron fencing and gate. Artificial grass with dwarf hedgerow borders and paved pathway leading to the front door. Outside lighting. Pathway and wooden gates to either side giving access to rear. External off road electric vehicle charger point located above driveway.

###### REAR GARDEN

Enclosed South facing rear garden. Laid artificial lawn. Paved patio and decking area. Access to front of property via wooden gates to both sides. Fitted solar panels to roof at rear.

##### GARAGE

Detached single garage with up and over door. Power and lighting. Parking spaces to front and side of garage for up to three vehicles.

##### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

##### COUNCIL TAX

Band F



