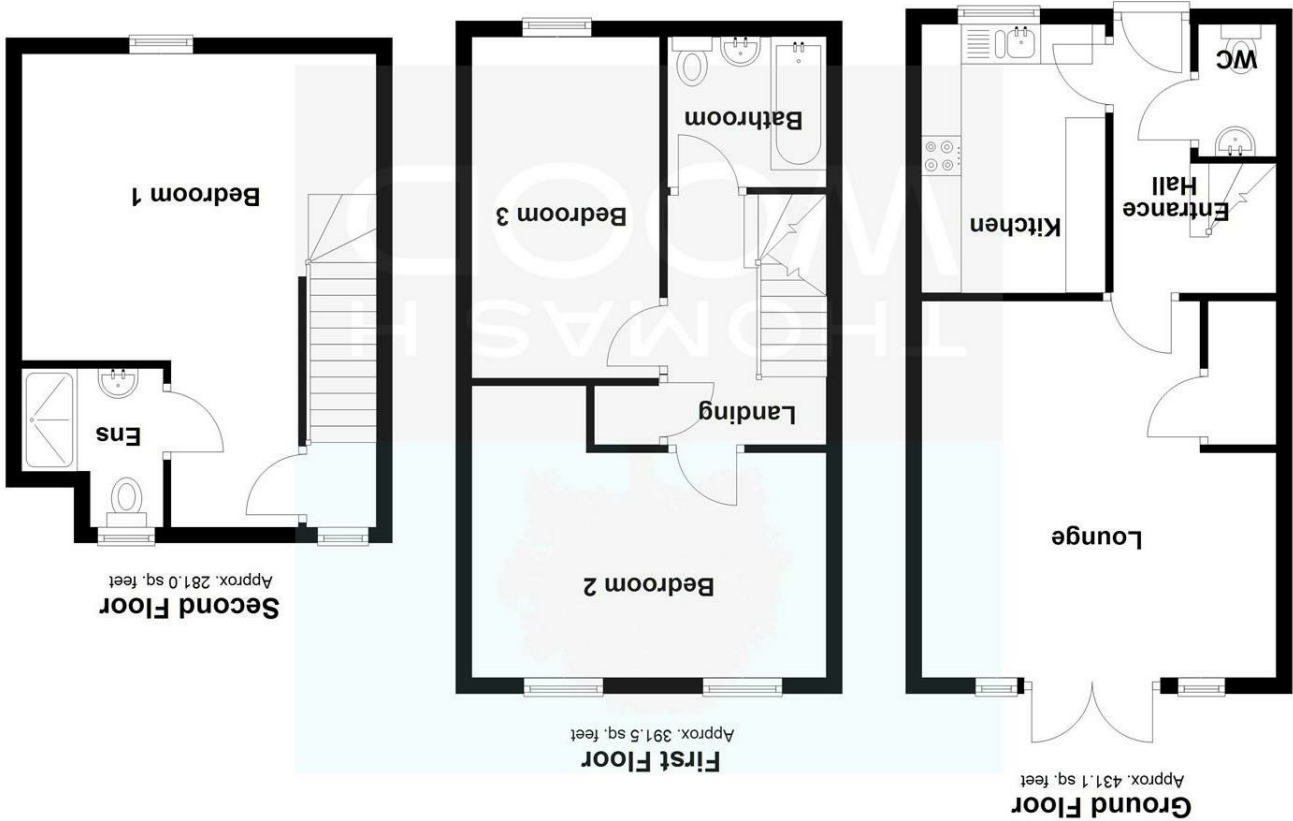
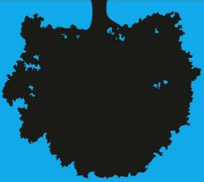


Total area: approx. 1103.7 sq. feet



| Energy Efficiency Rating  |         |
|---|---------|
| Potential   | Current |
| 84  | 80      |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |         |
| EU Directive<br>2002/91/EC<br>England & Wales   |         |

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159 Goetre Fawr,  
Radyr, Cardiff  
CF15 8ET



Asking Price £350,000  
House - Townhouse  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 1103.70 sq ft**

**Current EPC Rating - C80**

**Potential EPC Rating - B84**



A well-maintained three-bedroom mid-terraced family home, located in the ever-popular area of Goetre Fawr in Radyr. Set within a quiet residential street, this attractive home offers excellent potential for a range of buyers, including families and first-time purchasers. The accommodation includes a spacious lounge/diner, kitchen, and WC to the ground floor, with two generous double bedrooms and a family bathroom to the first floor. The second floor boasts a superb master bedroom with en-suite shower room. Outside, the property benefits from off-road parking, a garage, and an enclosed rear garden.

Ideally placed for access to Radyr village amenities, reputable local schools, and excellent transport links, including Radyr train station providing easy access into Cardiff city centre.

#### **ACCOMMODATION**

##### **ENTRANCE HALLWAY**

entered via a part-glazed uPVC front door, with stairs to the first floor, radiator, and doors to all rooms.

##### **LOUNGE**

4.47m x 4.75m (14'7" x 15'7")

a generous rear aspect reception room with uPVC window and French doors, radiator, carpeted floor, and ample space to configure a lounge and dining area. Useful understairs storage cupboard.

##### **KITCHEN**

2.30m x 3.37m (7'6" x 11'0")

fitted with a range of base and wall units with worktops, sink and drainer, oven and hob, and space for appliances. uPVC window and door to rear garden.

##### **WC**

0.91m x 1.92m (2'11" x 6'3")

fitted with a low-level WC and wash hand basin, with tiled splashback and radiator.

##### **FIRST FLOOR LANDING**

via carpeted staircase, with doors to bedrooms and bathroom.

##### **BEDROOM TWO**

4.47m x 3.83m (14'7" x 12'6")

a very generous double bedroom with rear aspect uPVC window, radiator, and carpeted floor.

##### **BEDROOM THREE**

2.33m x 4.30m (7'7" x 14'1")

a front aspect double bedroom with uPVC window, radiator, and carpeted floor.

##### **BATHROOM**

2.01m x 1.91m (6'7" x 6'3")

fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash hand basin, and low-level WC. Front aspect obscure glazed window and radiator.

##### **SECOND FLOOR LANDING**

via carpeted staircase with Velux rooflight and door to:

##### **MASTER BEDROOM**

4.47m x 6.06m (14'7" x 19'10")

a superb top floor double bedroom with uPVC window, Velux rooflights, radiator, and carpeted floor.

##### **EN-SUITE SHOWER ROOM**

2.03m x 0.96m (6'7" x 3'1")

fitted with a three-piece suite comprising shower cubicle, pedestal wash hand basin, and low-level WC. Rear aspect obscure glazed window and radiator.

##### **OUTSIDE**

###### **FRONT**

off-road parking via driveway to the rear of the property, with single garage and gated access to the garden.

###### **REAR GARDEN**

a private and enclosed garden, mainly laid to lawn with patio area and rear access to driveway and garage.

##### **TENURE**

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

##### **COUNCIL TAX**

Band F



