



## Goetre Fawr, Field

£260,000

- Council Tax D
- MODERN FINISH
- OFF ROAD PARKING
- GARAGE CONVERSION TO INCLUDE HOME OFFICE
- TWO DOUBLE BEDROOMS
- DESIRABLE LOCATION
- RADYR TRAIN STATION
- CLOSE TO AMENITIES, SHORT DISTANCE



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## About the property

WOW - STUNNING FINISH throughout this modern COACH HOUSE in RADYR. Tucked away in a DESIRABLE LOCATION and complete with OFF ROAD PARKING and GARAGE. Call today to book your appointment!

## Accommodation

### Garage

The garage has been converted to include storage for utilities to the front with both hot and cold water tap facilities. To the rear is a converted home office / study that could even be used as a bedroom.

### Entrance Hallway / Landing

19' x 17' 7" ( 5.79m x 5.36m )

### Living / Kitchen Area

17' 7" x 19' ( 5.36m x 5.79m )

\*Dimensions to include Kitchen\* A very generous and sizeable open plan kitchen / dining and living pace. Beautiful features including a wood paneling green feature wall, a modern kitchen comprising of an electric hob, matt black sink with mixer tap, matt black cupboards with wooden work tops over, space for a washing machine, space for fridge / freezer, large pantry, powerpoints, laminate wood flooring, stylish matte black light switches, radiators, space for dining table, velux window, two Upvc windows to front.



## Bedroom One

13' 6" x 7' 4" ( 4.11m x 2.24m )

Spacious double bedroom comprising of powerpoints, radiator, plastered walls to ceiling, shelving, paneled feature wall, Upvc window to front, access to attic storage.

## Bedroom Two

12' 4" x 11' 4" ( 3.76m x 3.45m )

Spacious double bedroom comprising of a paneled feature wall, carpeted, Upvc window to front, radiator, space for large wardrobe.

## Bathroom

6' 9" x 6' 2" ( 2.06m x 1.88m )

Very modern and stylish three piece suit bathroom. Matt black rain fall shower over bath with matching black grid shower screen, WC, sink with storage under, matt black towel radiator, velux window.

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## Floorplan



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