

# 16 Lon Y Goetre Fach,

St. Fagans, Cardiff, CF5 6FQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£335,000**



## Town House

4

2

3

2

# Property Description

**\*\* TOWN HOUSE \*\* FOUR BEDROOMS \*\* ENSUITE AND FAMILY BATHROOM \*\*** A beautifully presented and four bedroom mid terrace family home in a sought after modern development. Entrance hallway, study/bedroom four, cloakroom, spacious kitchen/dining room. To the first floor is a central landing, lounge, three good sized bedrooms, ensuite shower room and a family bathroom. Gas central heating, uPVC double glazing. Rear garden. EPC Rating: B

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,078 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydylafar development. The property is set in semi rural surroundings but is approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is within the catchment area for Radyr Comprehensive School.

## ENTRANCE

Entered via paved pathway to composite double glazed front door into hallway.

## HALLWAY

13' 4" x 4' 4" (4.08m x 1.33m)

Doors to kitchen/dining room, study/bedroom four and WC. Stairs to first floor. Storage cupboard. Tiled flooring. Radiator.

## KITCHEN

10' 0" x 6' 1"(max) (3.060m x 1.866m)

A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Integrated dishwasher, fridge/freezer and washer/dryer. Tiled flooring and splash backs. Opening to:

## DINING/FAMILY ROOM

15' 9" x 12' 10" (4.820m x 3.936m)

An open plan family space with uPVC double glazed French patio doors to rear garden. Tiled flooring. Radiator.

## CLOAKROOM

5' 4" x 2' 9" (1.649m x 0.861m)

Fitted with a low level WC and wash hand basin. Tiled flooring and splashbacks. Radiator.

## FIRST FLOOR

### LANDING

### LOUNGE

12' 10" x 11' 10" (3.936m x 3.630m)

uPVC double glazed window to front. Radiator.

### BEDROOM ONE

12' 10" x 9' 11" (3.936m x 3.042m)

uPVC double glazed window to rear. Radiator. Door to en-suite.

### ENSUITE

A stylish suite to include low level WC, pedestal wash hand basin and fitted shower cubicle. Tiled flooring and splashbacks. Radiator.

## SECOND FLOOR

### LANDING

Doors to two bedrooms and the family bathroom. Loft access.

### BEDROOM TWO

12' 10" x 11' 6"(max) (3.936m x 3.508m)

Double glazed velux window to rear. Fitted storage cupboard. Radiator.

### BEDROOM THREE

12' 10" x 10' 10"(max) (3.936m x 3.325m)

uPVC double glazed window to rear. Radiator.

### FAMILY BATHROOM

6' 4" x 5' 10" (1.936m x 1.801m)

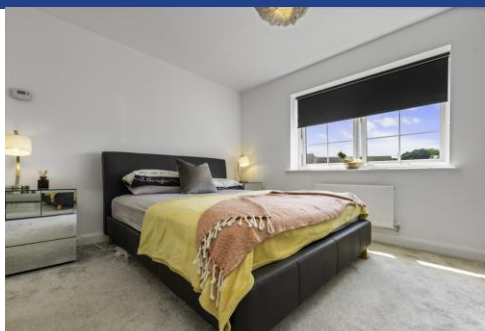
Bathroom suite comprises low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled flooring and splashbacks. Radiator.

### REAR GARDEN

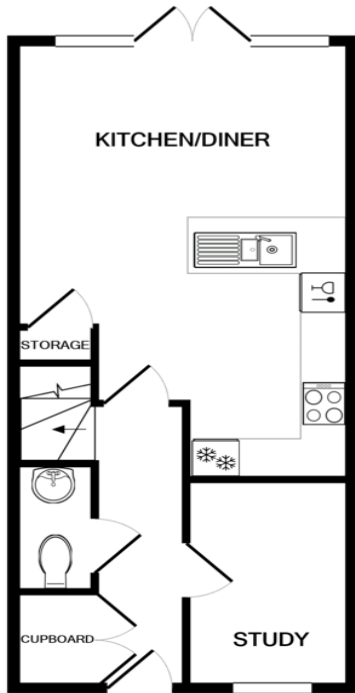
A South facing rear garden mainly laid to lawn with paved patio. Boundary fence. Pathway and gate to two rear parking spaces. Electric awning with heaters. Outside tap and lighting.



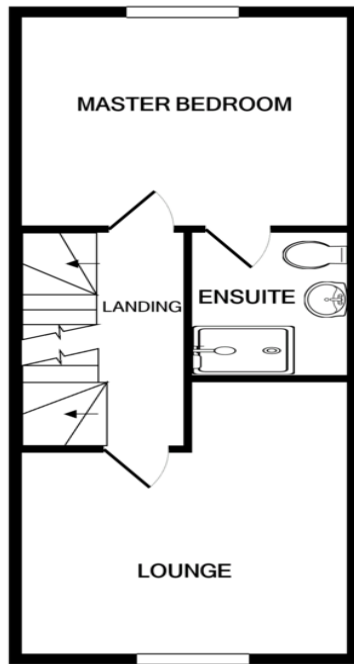
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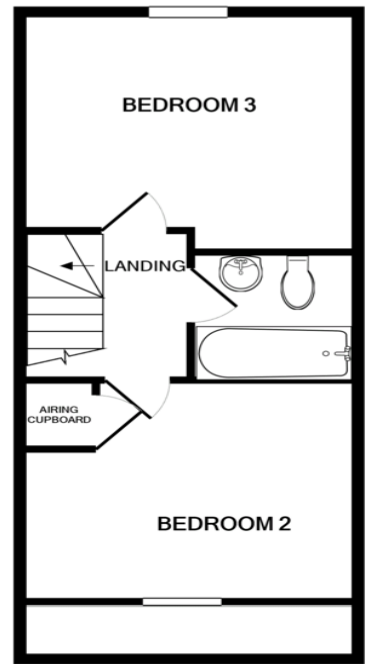
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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