

8 Goetre Fawr, Radyr, Cardiff, CF15 8EU



Estate Agents and
Chartered Surveyors

Asking Price Of

£365,000



Town House

3

2

3

2

Property Description

****IMMACULATE BAY FRONTED TOWN HOUSE WITH GARAGE AND PARKING***WITHIN CLOSE PROXIMITY TO VILLAGE AND TRAIN STATION*** An impressive three double bedroom end of terrace 'Ashbourne' style town house with double bay window and landscaped gardens. The accommodation briefly comprises: entrance hallway, kitchen/breakfast room, dining room, utility room and WC. To the first floor there is a lounge, third bedroom and family bathroom. To the second floor there is the master bedroom with en-suite and the second bedroom. Outside there are front and rear gardens. Garage and parking . EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding areas.

ENTRANCE HALLWAY

15' 5" x 5' 6" (4.711m x 1.692m)

Entered via a double glazed front door into hallway. Door to dining room. Turning staircase to first floor with storage cupboard under. Radiator. Laminate wood flooring.

DINING ROOM

12' 2" (into bay) x 9' 0" (3.715m x 2.765m)

uPVC double glazed, bay window to front aspect. Radiator. Laminate Wood flooring.

KITCHEN/BREAKFAST ROOM

16' 0" x 9' 0" (4.902m x 2.749m)

The kitchen is fitted with a wide range of modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with tiled splash backs and complementary oak work

surfaces. Built in double oven with gas hob and extractor hood over. Integrated dishwasher and space for a fridge freezer. Radiator. Door to utility room. Space for a table or sofa with laminate wood flooring. Feature uPVC double glazed French doors to rear garden.

UTILITY ROOM

5' 6" x 5' 5" (1.685m x 1.675m)

uPVC double glazed window to the rear. Fitted units with complementary oak work surfaces and tiled splashbacks. Gas central heating boiler. Plumbed for a washing machine and space for tumble dryer. Radiator. Door to:

CLOAKROOM/WC

Low level WC. Pedestal wash hand basin. Extractor fan. Laminate wood flooring. Tiled Splashbacks.

FIRST FLOOR

LANDING

Doors to lounge, bathroom and third bedroom. Turning staircase to second floor.

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LOUNGE

15' 2" x 12' 2" (into bay) (4.635m x 3.723m)
Feature uPVC double glazed bay window and second window to front aspect with superb views.
Two radiators.

BEDROOM THREE

15' 1" x 8' 7" (4.609m x 2.638m)
Two uPVC double glazed windows to rear.
Radiator.

BATHROOM

7' 1" x 5' 7" (2.177m x 1.726m)
A recently installed modern suite comprising of panelled bath with rainfall shower head and attachment, vanity wash hand basin and low level WC. Tiled splashbacks. Shaver point and extractor fan. LVT flooring.

SECOND FLOOR

LANDING

Doors to master and bedroom one and two.
Radiator. Loft access with pull down ladder and light, also partially boarded. Door to airing cupboard housing hot water tank.

BEDROOM ONE

13' 2" (to wardrobes) x 10' 9" (4.014m x 3.285m)
Two uPVC double glazed windows to front aspect with superb views. Radiator. Fitted wardrobes to one wall with shelving and hanging space. Door to en-suite.

EN-SUITE

6' 11" x 6' 2" (2.110m x 1.881m)
Fitted shower cubicle with glass screen. Pedestal wash hand basin and low level WC. Shaver point and extractor fan. Radiator.

BEDROOM TWO

15' 2" x 8' 11" (4.631m x 2.726m)
Two uPVC double glazed windows to the rear with lovely outlook. Radiator.

FRONT

Stone chip border with wrought iron gate and railings. Pathway to front door.

REAR GARDEN

A well presented south facing rear garden mainly laid to lawn with shrub border and raised decking area. Gates access to garage under coach house and parking space. Boundary fence. Outside tap.

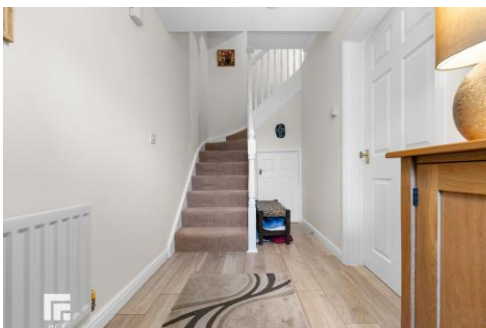
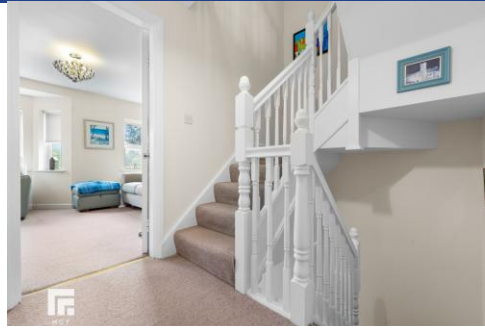
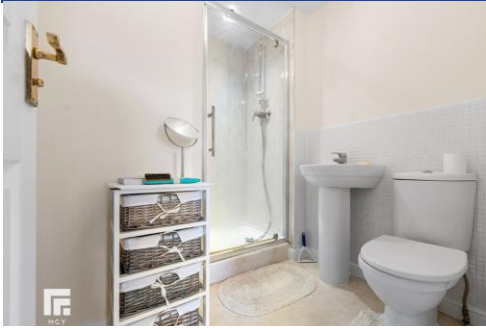
GARAGE

Single garage with up and over door plus allocated parking space.

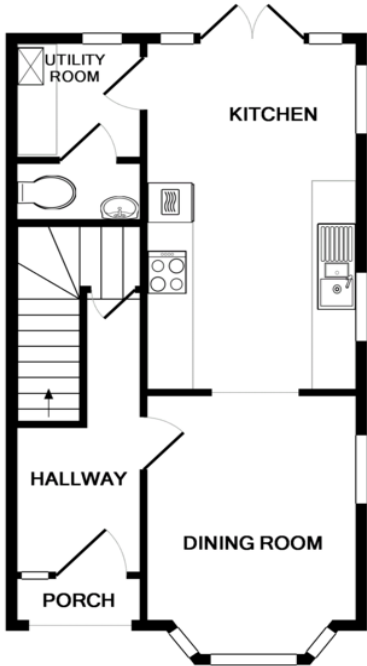
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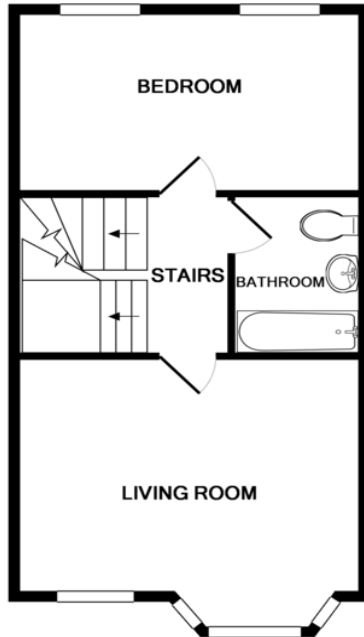
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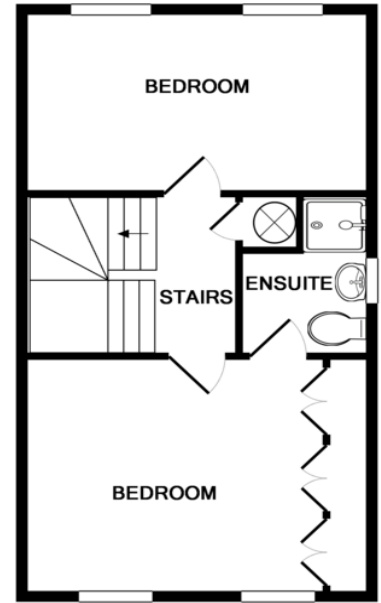
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GROUND FLOOR

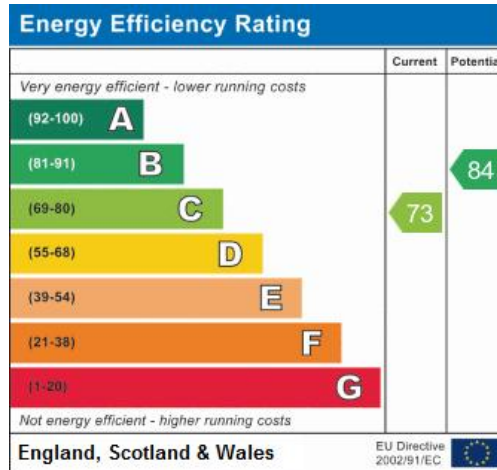


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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