

136 Goetre Fawr,  
Radyr, Cardiff, CF15 8EU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£299,950**



Semi-Detached House

- 3 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 1 Living Room

# Property Description

**\*\* THREE BEDROOM SEMI \*\* ENSUITE SHOWER ROOM \*\* GARAGE \*\* NO CHAIN \*\*** A bright and well presented three bedroom semi detached family house in the sought after area of Radyr, being close to local amenities, tranquil walks and transport links, as well as within the catchment for highly regarded schools (primary and secondary). Entrance hallway, cloakroom, modern fitted kitchen and breakfast room, lounge with french doors to the rear garden. To the first floor are three bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating, double glazing. Rear garden with lawn and decked relaxation area. Parking to side leading to the garage. No chain. EPC Rating: C

**Tenure Freehold**

**Council Tax Band E**

**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

Approached via a panelled entrance door leading to the entrance hallway. Quality laminate flooring. Staircase to first floor. Radiator.

## CLOAKROOM

White suite comprising low level wc, wash hand basin. Quality laminate flooring. Radiator.

## KITCHEN AND BREAKFAST ROOM

10' 3" x 8' 0" (3.14m x 2.44m)

With units and worktops to two sides. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Wall cupboard housing the 'Ideal Logic' combi gas central heating boiler. Tiled splash back. Quality tiled flooring. Radiator. Window to front. Space for small breakfast table.

## LOUNGE

15' 0" x 13' 5" (max)(4.59m x 4.10m)

With french doors opening to the delightful rear garden, additional windows to either side of doors. Window to side. Quality laminate flooring. Under stairs storage cupboard. Two radiators.

## FIRST FLOOR

## LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Large over stairs storage cupboard.

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## BEDROOM ONE

11' 7" x 8' 6" (max)(3.55m x 2.61m)

Overlooking the entrance approach. Quality laminate flooring. Radiator. Door to ensuite shower room.

## ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle with mosaic style tiled splash back. Quality tiled flooring. Obscured glass window to side. Electric shaver point. Extractor fan. Radiator.

## BEDROOM TWO

9' 8" x 8' 5" (2.95m x 2.59m)

Overlooking the rear garden. Quality laminate flooring. Radiator.

## BEDROOM THREE

6' 9" x 6' 4" (2.08m x 1.94m)

Aspect to rear. Quality laminate flooring. Radiator.

## FAMILY BATHROOM

6' 3" x 6' 3" (1.93m x 1.91m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel shower screen. Tiled splashback. Obscured glass window to front. Tiled flooring. Electric shaver point. Radiator.

## OUTSIDE

### REAR GARDEN

Paved patio leading onto an area of lawn with rear timber decked relaxation area. Outside power points. Timber gate to front.

### FRONT GARDEN

Enclosed front with low level metal rails and entrance gates with area of decorative stones and paved pathway to front door.

### DRIVEWAY

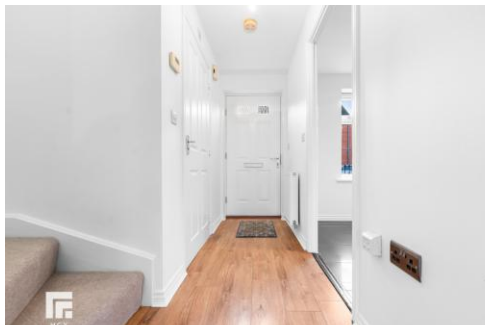
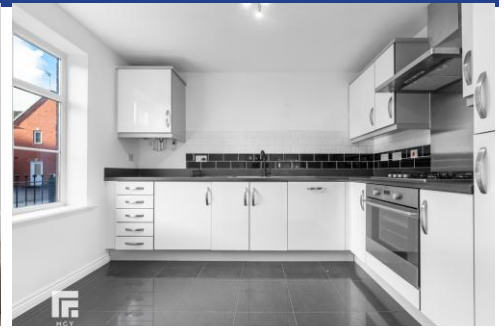
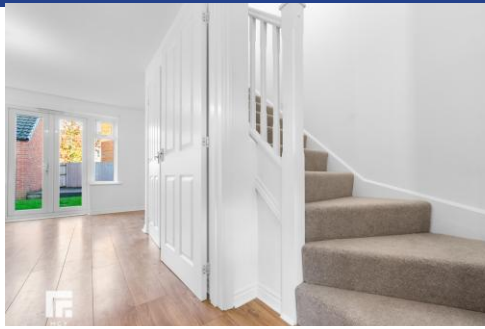
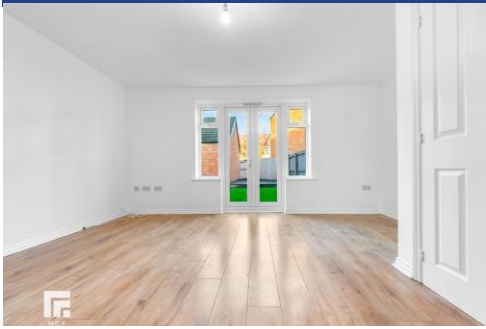
Parking to side leading to garage.

### GARAGE

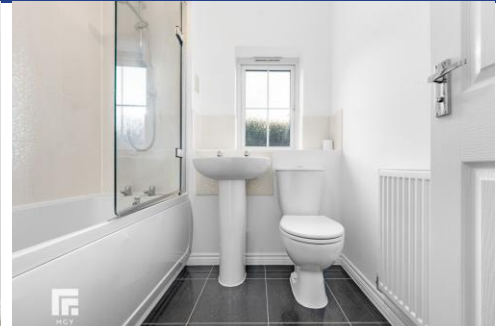
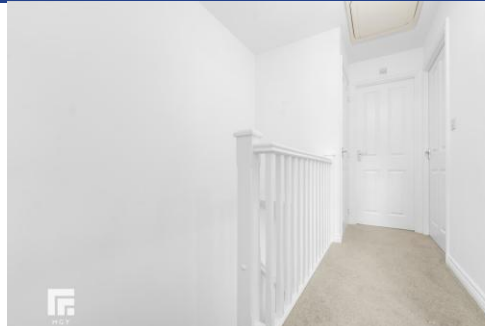
17' 4" x 9' 6" (5.30m x 2.92m)

With up and over access door. Power and lighting.

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Floorplan to Follow



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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