



57 GOETRE FAWR
RADYR
CARDIFF CF15 8ET

ASKING PRICE OF
£289,950



MID TERRACE PROPERTY



3



2



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****THREE BEDROOM MID TERRACE PROPERTY** SPACIOUS LOUNGE** GARAGE AND PARKING SPACE**** A well presented mid terrace, three bedroom property in the sought after area of Radyr. Entrance hallway, spacious lounge, kitchen/dining room and WC. To the first floor; principal bedroom with ensuite, a second double bedroom, family bathroom and a third bedroom. Enclosed rear garden with door leading into single garage. Parking space. Slated garden area to front. EPC Rating: C

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 HALWAY

11' 8" x 3' 3" (3.57m x 1.00m)

Entered via a modern composite door, tiled flooring, radiator. Stairs leading to first floor landing. Doors leading to lounge, kitchen and WC.

CLOAKROOM

5' 10" x 2' 9" (1.78m x 0.86m)

White suite; low level WC, pedestal wash hand basin with twin chrome taps, extractor fan. Tiled Splashbacks. Radiator.

LOUNGE

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

A spacious family lounge, quality laminate flooring, large built in under stairs storage cupboard. Two radiators. uPVC French doors and window to rear.

KITCHEN

11' 0" x 8' 9" (3.36m x 2.68m)

Appointed along two sides, eye and low level cupboards beneath laminate worktops, 1.5 bowl stainless steel sink with chrome mixer tap and drainer, integrated four ring gas hob, extractor hood, integrated single oven, space for washing machine, space for dishwasher and space for fridge/freezer. Space for dining room table. Cupboard housing wall mounted 'combi' gas central heating boiler. Tiled flooring and splashbacks. Radiator. uPVC window to front.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 768 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Entered via a quarter turning staircase, built in cupboard, access to loft. White painted banister with spindles. Doors leading to bedrooms and family bathroom.

BEDROOM ONE

10' 11" x 9' 1" (3.35m x 2.78m)

A good sized double, principal bedroom. Built in two door wardrobe. Radiator. uPVC window to front. Door to ensuite.

ENSUITE

8' 2" (max) x 4' 5" (2.49m x 1.35m)

White suite, low level WC, pedestal wash hand basin with chrome mixer tap, shower cubicle with glass door and chrome shower. Tiled splashbacks. Extractor fan. Radiator.

BEDROOM TWO

10' 3" x 8' 2" (3.13m x 2.50m)

A second double bedroom. Radiator. Window to rear.

BEDROOM THREE

7' 2" x 7' 0" (2.20m x 2.15m)

A third bedroom currently being used as a home office. Radiator. Window to rear.

FAMILY BATHROOM

6' 1" x 6' 1" (max) (1.87m x 1.87m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap. Extractor fan. Tiled splashbacks. Radiator. Obscured glass window to front.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a flat garden laid to lawn. Paved pathway leading to garage. Outside tap.

FRONT

Slate chippings and paved step leading to front door.

GARAGE

Single garage with up and over door. Light. Pedestrian door for access from garden. Block paved parking space in front of garage.



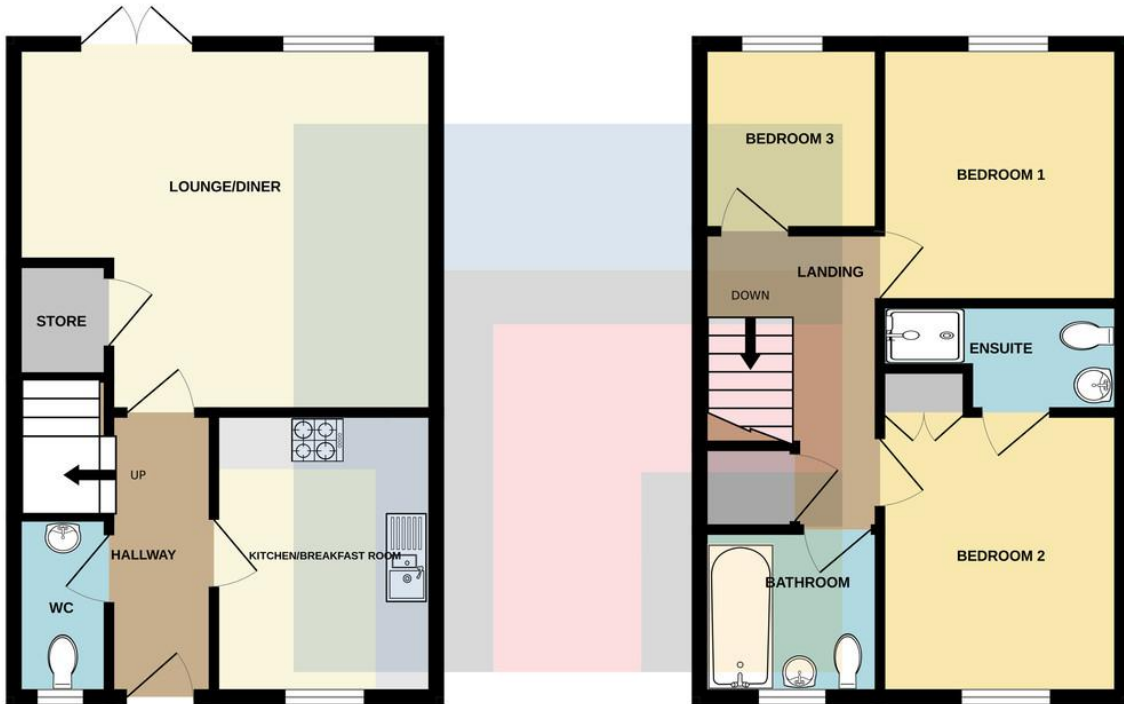
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GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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