



**25 GOETRE FAWR**  
RADYR  
CARDIFF CF15 8ET

ASKING PRICE OF  
**£185,000**



## APARTMENT



**2**



**1**



**1**



**1**

**\*\* TWO BEDROOM BAY FRONTED APARTMENT \*\* NO CHAIN \*\*** A bright and spacious two bedroom, bay fronted second floor (top floor) apartment in the sought after area of Radyr, enjoying superb views and being a short distance from Radyr village, other local amenities and exceptional transport links. Entrance hallway with two large storage cupboards, bay fronted kitchen/lounge/diner, two bedrooms and a modern fitted family bathroom with shower over bath. Gas central heating, double glazing. Communal gardens. Allocated parking space. No chain. 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.

#### COMMUNAL ENTRANCE

Intercom to all apartments. Carpeted staircase to all floors.

#### SECOND FLOOR

##### ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to long hallway. Window to the rear. Laminate flooring. Two large storage cupboards. Radiator.

##### KITCHEN/LOUNGE AND DINER

21' 8" x 14' 7" (into Bay) (6.61m x 4.47m)  
A bright and spacious reception with bay fronted window enjoying delightful views of Radyr Cricket Pitch and Castell Coch. Kitchen well appointed along two sides in light woodgrain finish fronts with chrome bar handles beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 593 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

and oven below. Matching range of eye level wall cupboards. Space for washing machine and dishwasher. Space for fridge freezer. Tiled splash back. Wall mounted 'Ideal Logic' gas central heating boiler. Ample space for family dining and seating area. Three additional windows. Laminate flooring. Two radiators.

##### BEDROOM ONE

12' 9" x 9' 3" (3.90m x 2.82m)

A good sized primary bedroom enjoying views to Radyr Cricket Pitch. Built out wardrobe. Radiator.

##### BEDROOM TWO

9' 3" x 7' 1" (2.82m x 2.18m)

Enjoying views of Radyr Cricket pitch, a good sized second bedroom. Radiator.

##### BATHROOM

9' 4" x 5' 1" (2.87m x 1.55m)

Quality, modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with 'Mira' twin head shower above and swivel shower screen. Wall tiling to splash back areas. Light up mirror. Extractor fan. LVT flooring. Chrome heated towel rail.

##### OUTSIDE

##### COMMUNAL GARDENS

Area of lawns and paved pathways.

##### PARKING

Allocated parking space to front.

##### ADDITIONAL INFORMATION

Tenure - Leasehold - 250 years from 2006

Service charge

Approx. £1764 per annum

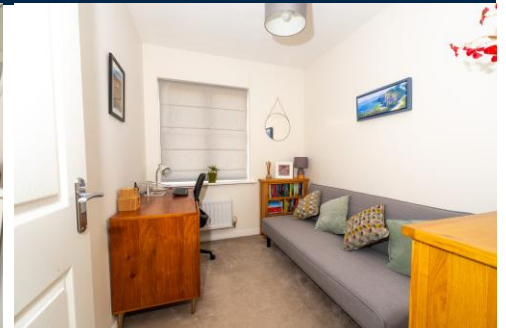
Ground rent

Approx. £100 per annum





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SECOND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR** 029 2084 2124

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