



89 GOETRE FAWR
RADYR
CARDIFF CF15 8ET

ASKING PRICE OF
£495,000



DETACHED PROPERTY



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**** SPACIOUS FIVE BEDROOM DETACHED FAMILY HOUSE ** GARAGE & PARKING ** A**

bright and spacious five bedroom detached family home in the sought after area of Radyr, being a short walk to Radyr Train station and village amenities. Entrance hallway, cloakroom, large lounge, spacious kitchen and diner. To the first floor are three good sized bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. To the second floor are two further double bedrooms. Gas central heating. Double glazing. West facing lawned rear garden. Garage and parking space. EPC rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,333 SQ.FT.

VIEWING: 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 composite entrance door leading to the central hallway. Staircase to first floor. Quality 'Amtico' flooring. Under stairs storage cupboard. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Radiator.

LOUNGE

17' 9" x 10' 9" (5.43m x 3.28m)

A good sized primary reception with windows to front and overlooking the side garden. French doors to garden. Two radiators.

KITCHEN AND DINER

17' 9" x 9' 5" (5.43m x 2.88m)

Well appointed along three sides in cashmere coloured woodgrain effect finish panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Concealed 'Potterton' gas central heating boiler. Ample space for large family dining table. Windows to front and side. Tiled flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Additional staircase to second floor.

BEDROOM ONE

11' 4" x 10' 9" (3.46m x 3.29m)

Overlooking the garden, a good sized primary bedroom. Built in wardrobes to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

8' 0" x 4' 7" (2.45m x 1.42m)

White suite comprising low level wc, wash hand basin, large shower cubicle with sliding glass door. Electric shaver point. Extractor fan. Obscured glass window to front. Tiled flooring. Radiator.

BEDROOM TWO

10' 10" x 9' 4" (3.31m x 2.86m)

Aspect to side, a good sized second double bedroom. Fitted wardrobes. Radiator.

BEDROOM THREE

11' 11" x 6' 8" (3.65m x 2.05m)

With windows to front and side. Airing cupboard housing the hot water cylinder. Radiator.



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FAMILY BATHROOM

6' 10" x 6' 9" (2.09m x 2.06m)

White suite comprising low level wc, wash hand basin, panelled bath with shower above. Tiled splash back. Electric shaver point. Extractor fan. Obscured glass window to front. Tiled flooring. Radiator.

SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the large second floor landing area. Windows to front and rear pitch. Radiator.

BEDROOM FOUR

12' 7" x 10' 9" (3.86m x 3.29m)

Aspect to front with additional window to rear pitch, an excellent sized double bedroom. Radiator.

BEDROOM FIVE

12' 8" x 9' 5" (3.88m x 2.88m)

Aspect to front with an additional window to rear pitch. Access to roof space. Radiator.

OUTSIDE

REAR GARDEN

Fully enclosed rear garden. Enjoying a westerly aspect with an area of lawn. Gates to front and rear. Areas of decorative stones. Outside tap.

GARAGE

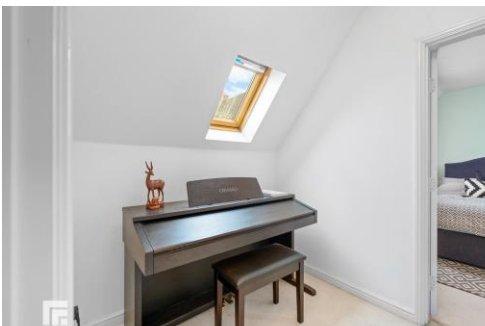
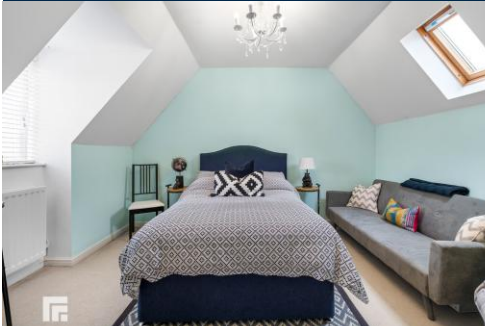
Single garage with up and over access door. Power and lighting.

PARKING

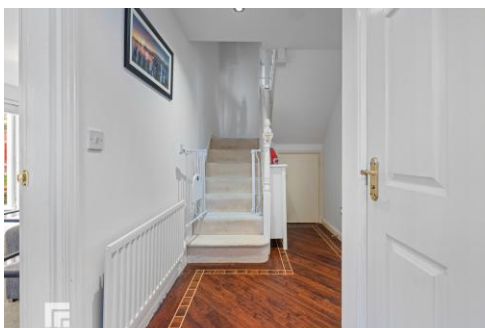
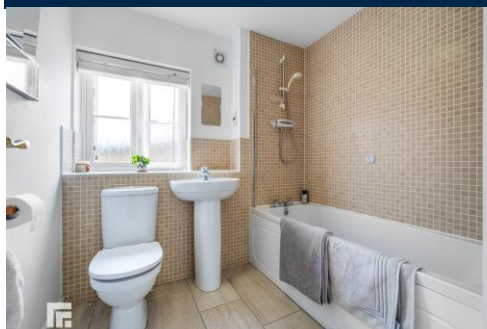
One parking space in front of garage.



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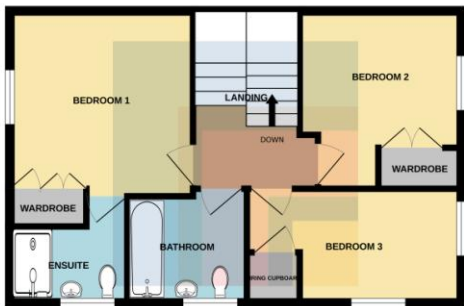


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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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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