



72 GOETRE FAWR
RADYR
CARDIFF CF15 8EU

ASKING PRICE OF
£565,000



DETACHED PROPERTY



5



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****DETACHED PROPERTY**FIVE BEDROOMS**DRIVEWAY AND GARAGE**RADYR HIGH CATCHMENT**** A beautifully presented five bedroom property for sale in the sought after area of Radyr. To the ground floor; a welcoming entrance hallway leading to an open plan lounge/diner, second reception room, cloakroom, kitchen/dining room and utility room. To the first floor; master bedroom with en-suite, a second double bedroom with en-suite and third bedroom/office. To the second floor; a further two spacious double bedroom and modern shower room. Well maintained rear garden. Garage with power and lighting. Driveway to rear. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,733 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

ENTRANCE HALLWAY

20' 0" (max) x 6' 9" (max) (6.1m x 2.08m)

Entered via modern composite door, built in under stairs storage cupboard. Quality LVT flooring. Radiator. Half turning staircase leading to first floor. Doors to all rooms

CLOAKROOM

5' 9" x 3' 0" (1.77m x 0.92m)

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

LOUNGE/DINING ROOM

19' 4" x 11' 3" (5.9m x 3.452m)

Beautifully presented family lounge / dining room. Space for large dining room table. Two Radiators. Quality LVT flooring. uPVC window to front, uPVC double French doors opening into well maintained rear garden.

SITTING ROOM

10' 11" x 10' 4" (3.33m x 3.17m)

A second reception room, radiator, continuation of LVT flooring, uPVC window to front.

KITCHEN

16' 11" (max) x 15' 11" (5.18m x 4.87m)

Appointed along three sides, high and low level cupboards beneath laminate work tops, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer. Cupboard housing 'BAXI' boiler, integrated four ring gas hob with extractor hood. Integrated oven and grill, integrated dish washer, and space for fridge freezer. Ample space for dining, tiled splash backs, tiled flooring, radiator, uPVC window to side, double French doors to rear, access to roof space. Door to utility room

UTILITY ROOM

7' 3" x 5' 5" (2.23m x 1.66m)

Low level cupboards beneath laminate work surface, stainless steel sink with twin chrome taps and side drainer, plumbing for washing machine, space for tumble dryer, tiled splashbacks, tiled flooring, radiator, door to side for access

FIRST FLOOR

LANDING

Landing area. Radiator. Access to all rooms.

BEDROOM ONE

17' 2" x 11' 3" (5.25m x 3.45m)

Good sized master bedroom. Four door built in wardrobe. Additional built in two door wardrobe. Radiator. uPVC window to front. Door to en-suite bathroom.

ENSUITE

7' 5" x 5' 6" (2.27m x 1.7m)

Modern white suite; low level WC. Pedestal wash hand basin with chrome mixer tap, Panelled bath with chrome mixer tap, Extractor fan, Shaving point, Radiator, Tiled splash back, Quality laminate flooring. Obscured glass window to rear.



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BEDROOM TWO

11' 11" x 10' 5" (3.65m x 3.19m)

A second good sized double bedroom, two double door built in wardrobes, radiator, uPVC window to front, door to en-suite

ENSUITE

10' 4" x 6' 11" (3.15m x 2.13m)

Modern white suite; step in shower with dual headed chrome shower and glass sliding doors. Pedestal wash hand basin with chrome mixer tap. Tiled splash backs, extractor fan. Shaving point. Radiator. Quality laminate flooring. uPVC window to rear.

BEDROOM FIVE

7' 6" x 6' 9" (2.30m x 2.08m)

A fifth bedroom currently being used as an office. Radiator. uPVC window to front.

SECOND FLOOR

LANDING

Cupboard housing hot water cylinder. Doors to all rooms. 'Velux' window to rear

BEDROOM FOUR

14' 9" x 10' 5" (4.5m x 3.19m)

Spacious fourth double bedroom. Built in fitted wardrobe. Quality laminate flooring. Two radiators. Dormer window to front, additional uPVC window to side.

SHOWER ROOM

8' 3" x 6' 10" (2.54m x 2.1m)

White suite; combined low level WC, with wash hand basin, chrome mixer tap and vanity. Step in double shower with dual headed chrome shower and glass screen. Chrome heated towel rail. Shaving point, extractor fan, access to loft space. 'Velux' window to front. Continuation of quality laminate flooring

BEDROOM FIVE

18' 10" x 11' 3" (5.75m x 3.45m)

Spacious third double bedroom. Quality laminate flooring. Two radiators. Dormer window to front, additional uPVC window to side.

OUTSIDE

REAR GARDEN

Enclosed rear garden; paved patio for outside dining, large area laid with artificial lawn, decking area to side, wooden planter with mature shrubs, double gates with access to drive way leading to deep single garage. Outside tap, outside power socket, gate to side for access

GARAGE

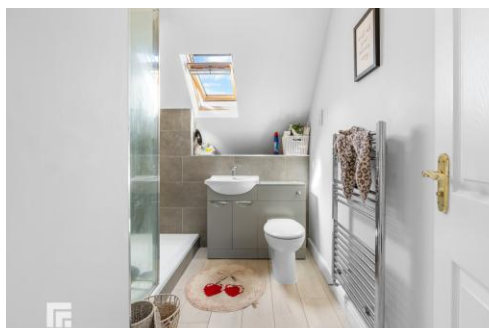
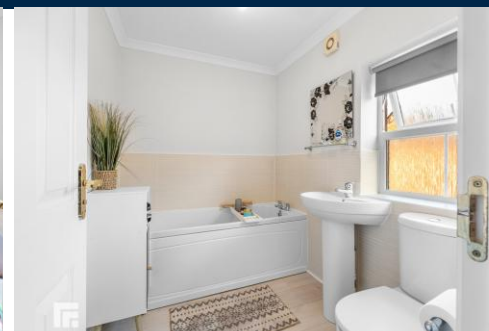
Access via double doors, larger than average single garage, power and lighting



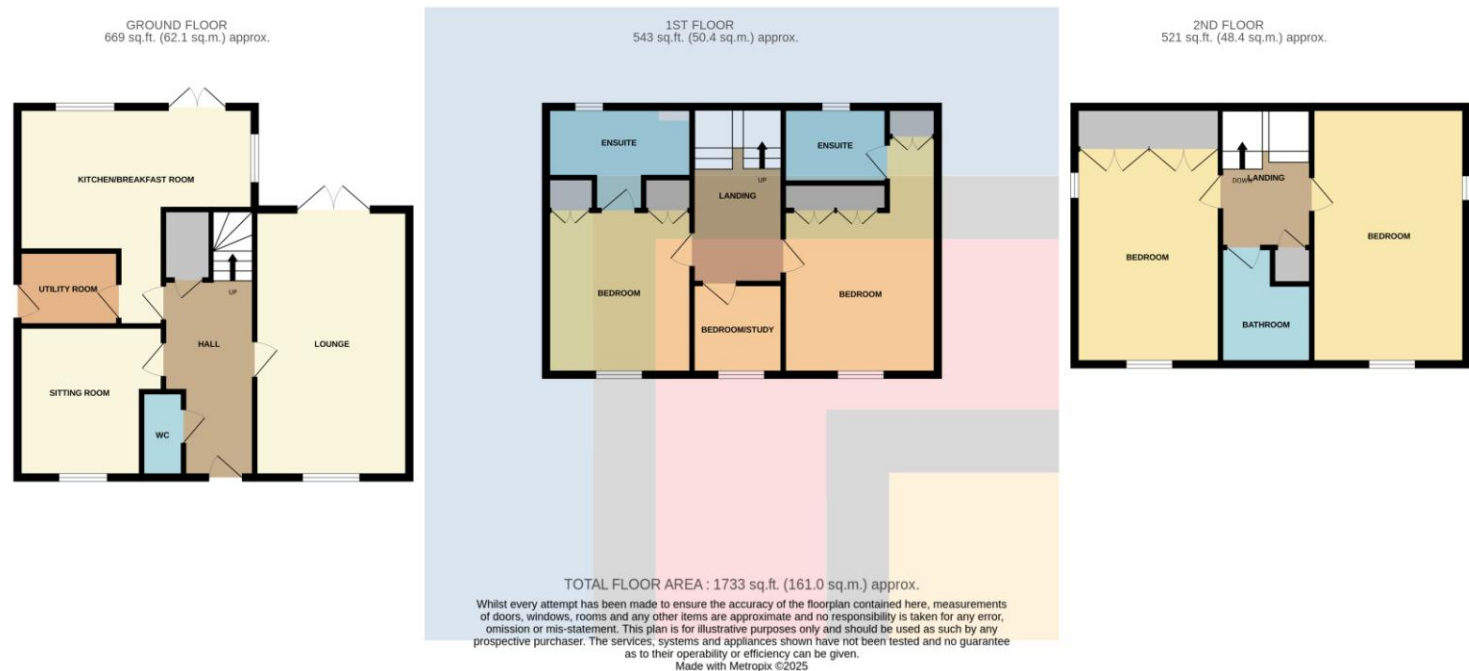
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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