



139 GOETRE FAWR
RADYR
CARDIFF CF15 8ET

ASKING PRICE OF
£315,000



END OF TERRACE PROPERTY



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****END OF TERRACE PROPERTY**THREE BEDROOMS**IMMACULATELY PRESENTED THROUGHOUT**GARAGE AND DRIVEWAY**** A beautifully presented three bedroom, end of terrace property in the sought after area of Radyr. Entrance hallway leading to a spacious lounge/dining room, modern kitchen and WC. To the first floor; master bedroom with en-suite, second double bedroom, family bathroom and third bedroom. Enclosed well maintained rear garden. Garage and driveway. EPC rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 735 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, cricket 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 area.

ENTRANCE

ENTRANCE HALLWAY

Entered via a composite door, quality 'LVT flooring', stairs to first floor. Radiator. Doors to all rooms.

CLOAKROOM

6' 4" x 3' 1" (1.94m x 0.94m)
Modern white suite, low level WC, pedestal wash hand basin with dual chrome taps. Extractor fan. Radiator. Quality 'LVT' flooring.

LOUNGE/DINING ROOM

15' 0" x 14' 1" (4.58m x 4.31m)
A spacious family lounge/dining room. Large built in cupboard. Two radiators. Double French doors with windows either side opening into the rear garden.

KITCHEN

10' 2" x 8' 0" (3.12m x 2.45m)
Appointed along three sides, modern 'Symphony' kitchen. High and low level cupboards beneath quality laminate worktops, black composite 1.5 bowl sink with mixer tap and side drainer. Four ring gas hob with integrated extractor, low level single oven, integrated slimline dishwasher, integrated fridge/freezer and plumbing for washing machine. Matching laminate splashbacks. Quality 'LVT' flooring. Cupboard housing 'Worcester' combi boiler. uPVC window to front.

FIRST FLOOR

LANDING

Entered via a quarter turning staircase landing area with large built in storage cupboard, access to loft space, uPVC window to side, doors to all rooms.

BEDROOM ONE

9' 8" x 8' 5" (2.96m x 2.58m)
A good sized master bedroom. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

8' 4" x 4' 5" (2.56m x 1.36m)
Modern white suite, low level WC, pedestal wash hand basin with twin chrome taps, shower cubicle with electric shower and glass shower door. Extractor fan. Shaving point. Radiator. LVT flooring.

BEDROOM TWO

9' 8" x 8' 5" (2.97m x 2.58m)
A second good sized double bedroom. Radiator. uPVC window to rear.

BEDROOM THREE

6' 8" x 6' 3" (2.05m x 1.91m)
Currently being used as an office, a third bedroom. Radiator. uPVC window to rear.

FAMILY BATHROOM

6' 3" x 6' 3" (1.93m x 1.92m)
Modern white suite, low level WC, wash hand basin with chrome mixer tap and vanity, bath with twin chrome taps, 'Mira' shower and glass shower screen. Chrome heated towel rail. Extractor fan. Shaving point. LVT flooring. Obscured glass window to front.

OUTSIDE

REAR GARDEN

A well maintained, landscaped rear garden. Paved patio leading to area of artificial lawn. Wooden sleeper planters with mature shrubs. Bordered by brick with timber fence to one side. Timber gate to side leading to driveway and garage. Outside Tap.

FRONT

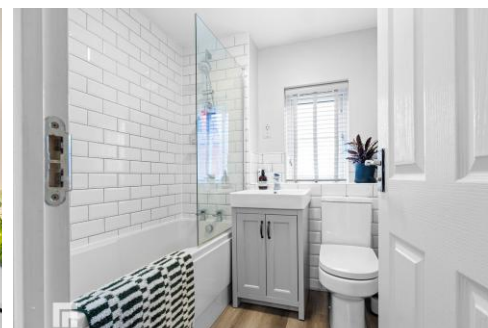
Area with state chipping, paved pathway leading to entrance. Outside light.

GARAGE

Currently being used as a gym. Up and over door. Parking space to front.

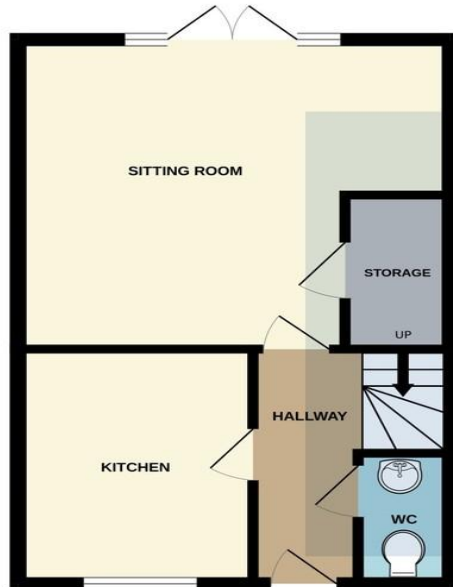


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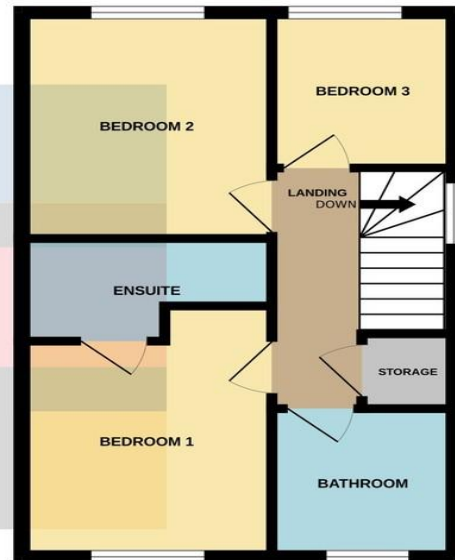


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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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