



72 Goetre Fawr, Radyr

£550,000 Freehold

****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
Council Tax band: G

Tenure: Freehold

ENTRANCE HALLWAY

Dimensions: 20' 0"(max) x 6' 9"(max) (6.1m x 2.08m). Entered via modern composite door, built in under stairs storage cupboard. Qualify LVT flooring. Radiator. Half turning staircase leading to first floor. Doors to all rooms

CLOAKROOM

Dimensions: 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

Dimensions: 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

Dimensions: 10' 11" x 10' 4" (3.33m x 3.17m). A second reception room, radiator, continuation of LVT flooring, uPVC window to front.

KITCHEN

Dimensions: 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

Dimensions: 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

Dimensions: 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

Dimensions: 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.

BEDROOM TWO

Dimensions: 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

Dimensions: 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

Dimensions: 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

Dimensions: 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

Dimensions: 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

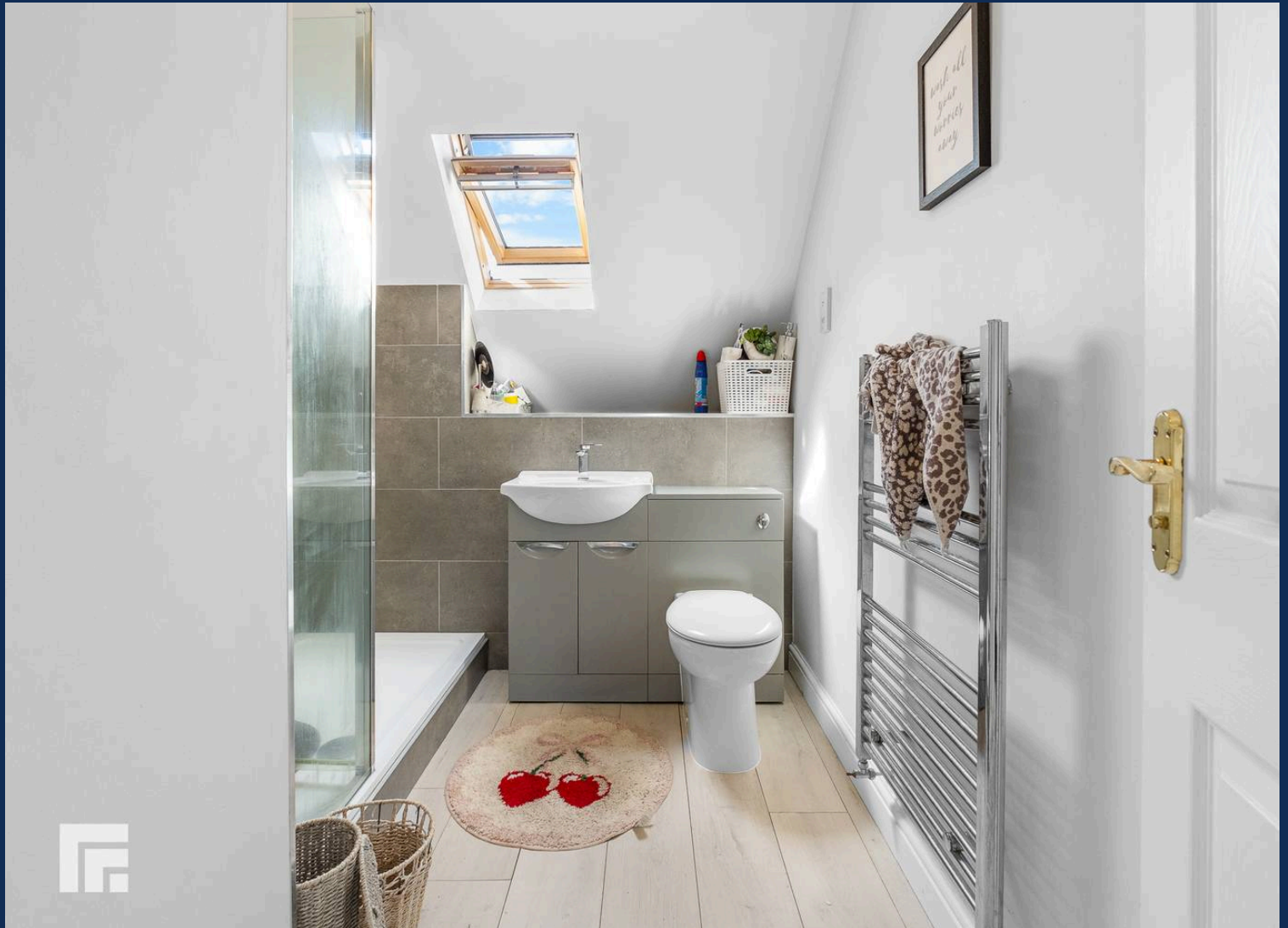
Dimensions: 18' 10" x 11' 3" (5.75m x 3.45m). Spacious third double bedroom. Quality laminate flooring. Two radiators. Dormer window to front, additional uPVC window to side.

BEDROOM FIVE

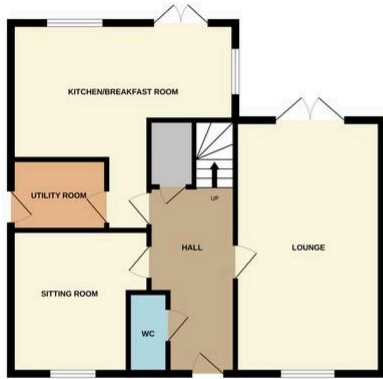
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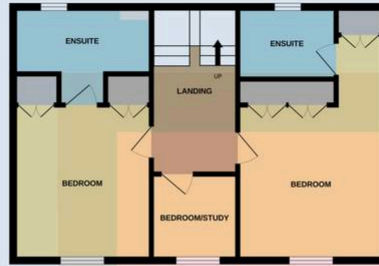




GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1733 sq.ft. (161.0 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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