Edwards & Co
property sales & lettings

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Goetre Fawr
Radyr
Cardiff
CF15

£1600.00 PCM

- **AVAILABLE NOW**
- Modern three bedroom house in Radyr
- Lounge/dining room - door to garden
- Modern kitchen and bathroom
- Unfurnished - no white goods
- Enclosed garden, allocated parking space + garage
- RENT £1600PCM - BOND £1700 - MINIMUM TERM 12 MONTHS
- EPC RATING C - COUNCIL TAX BAND D
- HOLDING DEPOSIT £368.22 *CONDITIONS APPLY
- LANDLORD MANAGED

Ref: PRA53920

Viewing Instructions: Strictly By Appointment Only

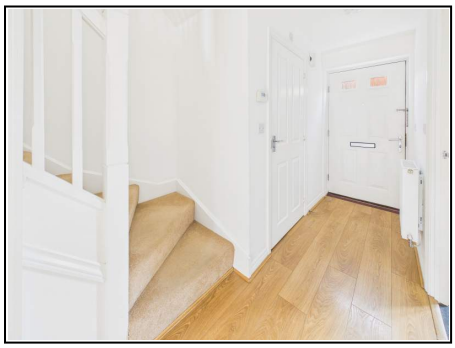
OnTheMarket
The Property Ombudsman
rightmove find your happy

General Description

THREE BEDROOM HOUSE TO LET CLOSE TO RADYR TRAIN STATION - AVAILABLE IMMEDIATELY! Edwards and Co are pleased to offer for rent this fabulous 3 bedroom house in Radyr. The property, featuring modern décor throughout, comprises three bedrooms (principal bedroom with en-suite), bathroom, lounge/diner, off-road parking, garage and parking and an enclosed rear garden. Holding fee will apply for successful applicants: equivalent of one week's rent £368.22 refundable upon successful referencing. DEPOSIT £1700, EPC RATING C, Council tax band D.

Front garden and entrance

Low maintenance front garden with a selection of flowering plants and shrubs, central pathway to front door, porch overhang, designated parking space.



Entrance Hallway

Neutral decoration, pendant light fitting, cupboard housing the Baxi combination boiler, electric consumer unit, radiator, neutral carpet, white panelled doors to all downstairs rooms.

WC

Neutral decoration, pendant light fitting, ceiling mounted extractor fan, white w.c. pedestal wash hand basin with tiled splashback, radiator.

Kitchen (8' 10" x 6' 6") or (2.68m x 1.98m)

Modern kitchen with a range of wall, base and drawer Beech effect units with chrome T bar handles, black roll top work surface with tiled splashbacks, stainless steel 1 1/2 sink with chrome mixer tab, 4 ring Bosch gas hob with electric oven below, space and plumbing for a washing machine and space for an upright fridge freezer, radiator, telephone point, linoleum floor, uPVC window to the front aspect.

Lounge/Dining area (13' 9" x 12' 8") or (4.18m x 3.87m)

Neutral decoration, pendant light fitting, under stairs storage area, neutral carpets, uPVC window and double glazed door to the rear garden, two radiators, TV aerial point, stairs to the first floor

Landing

Neutral decoration and carpets, pendant light fitting, white panelled doors to all rooms, loft access.

Bedroom 1 (11' 7" x 10' 7") or (3.53m x 3.22m)

Neutral decoration, pendant light fitting, uPVC windows to the rear aspect, above stairs storage cupboard, built in wardrobes, neutral carpets, radiator TV aerial socket.

En Suite to Bedroom 1

Modern en-suite with shower, wash hand basin and w/c.

Bedroom 2 (11' 0" x 6' 6") or (3.35m x 1.97m)

Neutral decoration, pendant light fitting, uPVC window to the front aspect, neutral carpets, radiator.

Bedroom 3

Neutral decoration. Sizeable single bedroom

Bathroom (6' 1" x 6' 0") or (1.86m x 1.83m)

Modern bathroom comprising of a white bath with chrome taps, thermostatic controlled shower above, shower rail, pedestal wash hand basin with chrome mixer tap, w.c with push button flush. Pendant light fitting, wall mounted extractor fan, shaver socket, uPVC window with obscure glazing and tiled sill, full tiling to the shower area and part tiled to the remaining walls, laminate floor, radiator.

Rear Garden

Fully enclosed with feather edge fencing and side access gate, laid to lawn, borders of stone chipping's, storage shed,

Agents Note

A really lovely property in an excellent location close to the Village centre of Radyr. The property is in very good condition throughout and ready for re-letting.

Services

Mains electricity, mains water, mains drainage, mains gas

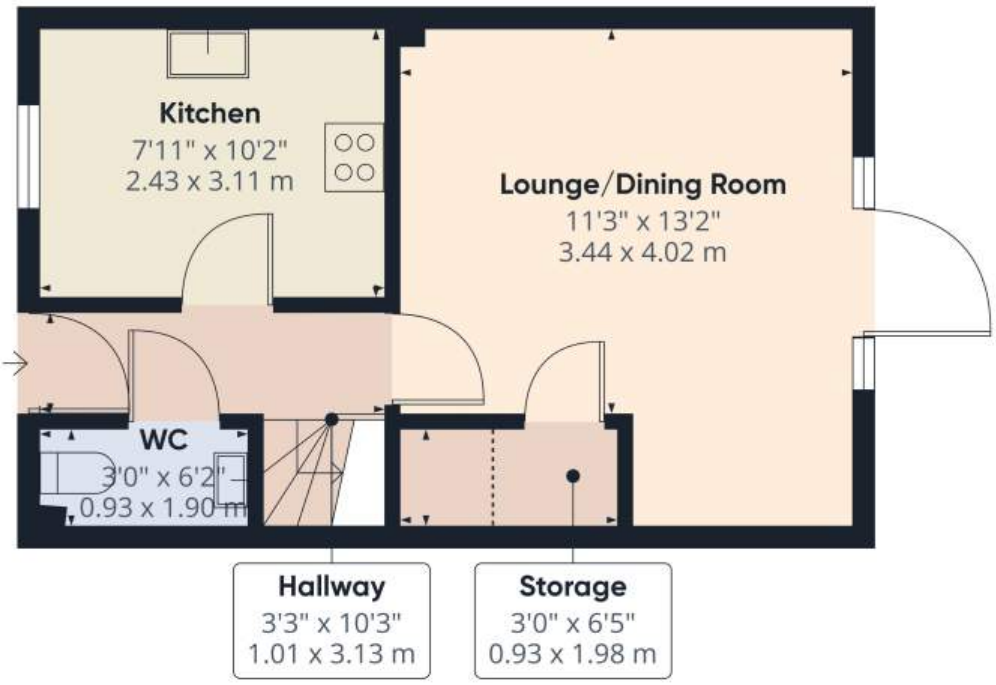
EPC Rating:79

Tenure

We are informed that the tenure is

Council Tax

Band D



Ground Floor

Approximate total area(1)
346 ft²
32.2 m²

Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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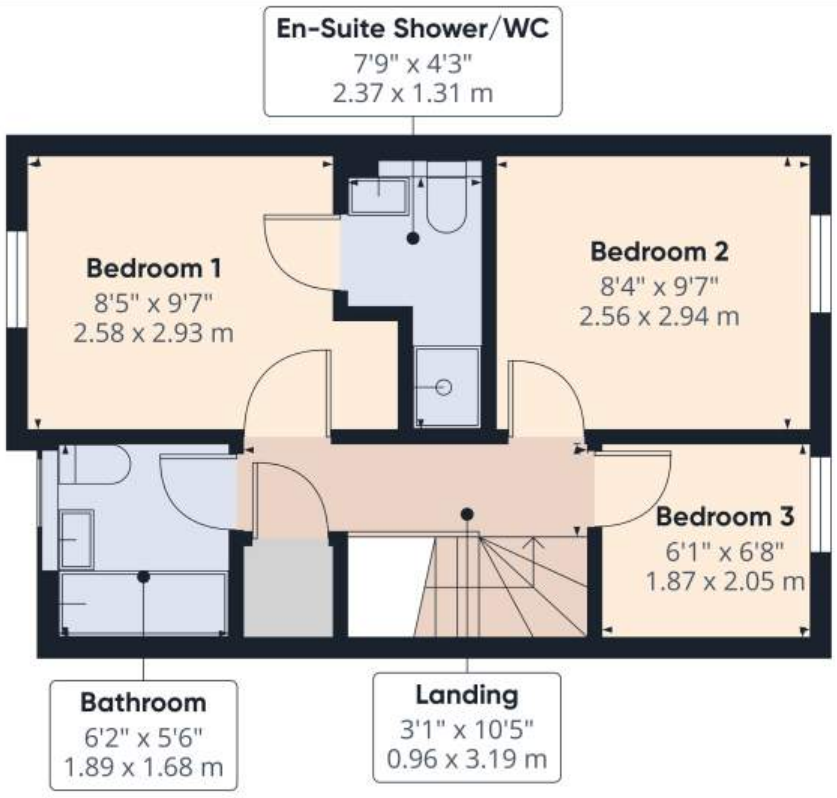

Floor 1

Approximate total area(1)
316 ft²
29.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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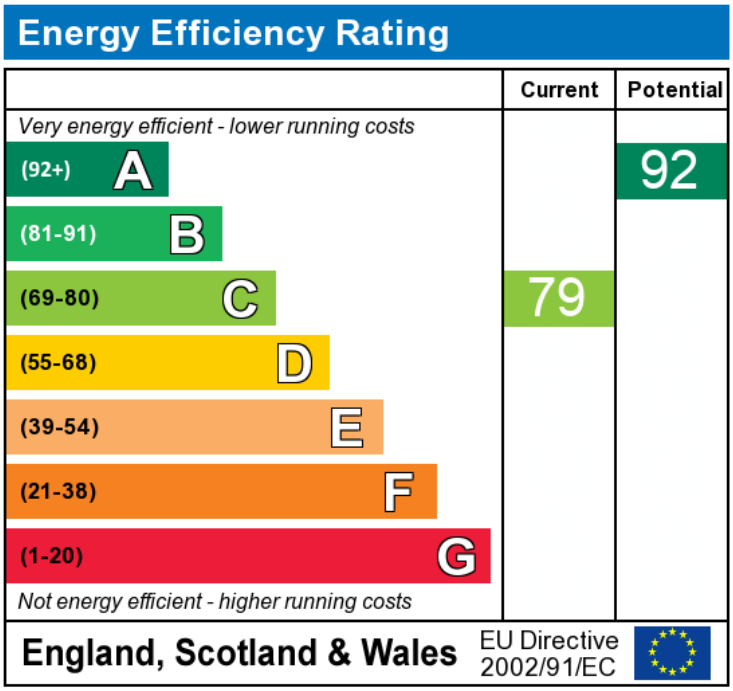
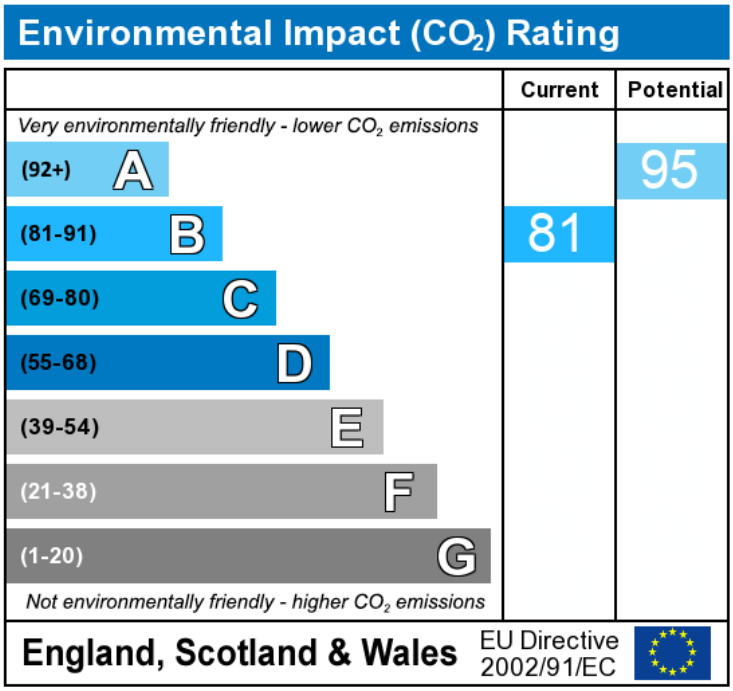
All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.