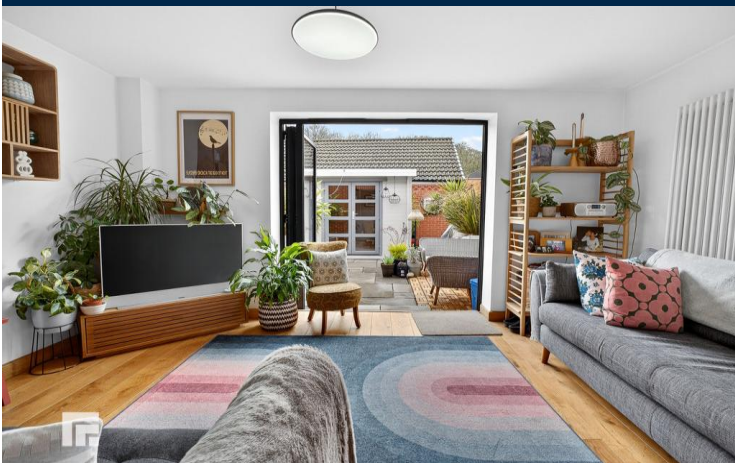




**131 GOETRE FAWR**  
RADYR  
CARDIFF CF15 8ET


ASKING PRICE OF  
**£365,000**




**MID TERRACED HOUSE**



**3**



**2**



**3**



**1**

**\*\* MID TERRACE TOWN HOUSE \*\* THREE BEDROOM \*\* MASTER BEDROOM WITH EN SUITE \*\* GARAGE \*\*** A beautifully presented three bedroom family home in the sought after area of Radyr. Entrance hallway, lounge/dining room, kitchen and cloakroom/WC. To the first floor are two double bedroom and modern family bathroom. To the second floor is an impressive master bedroom with en-suite shower room. Rear garden with garden room/shed. Single garage and parking space. Immaculate throughout. EPC Rating: TBC

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: TBC**

**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 HALLWAY

Entered via a modern door, a spacious hallway. Engineered oak flooring. Radiator. Cupboard housing power points. Staircase leading to first floor. Doors to all rooms.

#### CLOAKROOM

6' 3" x 2' 10" (1.92m x 0.88m)  
Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Extractor fan. Tiled walls.

#### LOUNGE/DINING ROOM

16' 4" x 14' 6" (4.99m x 4.44m)  
A spacious lounge/dining room. Built in under stairs storage cupboard. Ample space for dining room table and seating area. Modern, vertical radiator. Continuation of engineered Oak flooring. Aluminium framed bi-fold doors opening into rear garden.

#### KITCHEN

11' 0" x 7' 6" (3.36m x 2.30m)  
Appointed along three sides, low and high level cupboards beneath quality wood effect laminate worktops, integrated 1.5 bowl black composite sink with black hot/cold mixer tap and side drainer. Integrated four ring induction hob with concealed extractor hood, integrated low level oven, integrated slim line dishwasher, integrated fridge/freezer and integrated washing machine. Built in wine rack. Tiled splashbacks. Patterned vinyl tiled flooring. Integrated microwave. uPVC window to front.

#### FIRST FLOOR

##### LANDING

Built in cupboard. Radiator. Doors to all rooms.

##### BEDROOM TWO

14' 7" x 11' 7" (max)(4.45m x 3.55m)  
A second double bedroom. Radiator. Two uPVC windows to rear.

##### BEDROOM THREE

14' 2" x 7' 7" (4.32m x 2.33m)  
A third double bedroom. Radiator. uPVC windows to front.

##### FAMILY BATHROOM

6' 7" x 6' 3" (2.02m x 1.91m)  
Modern white suite; combined low level WC and wash hand basin with black mixer tap and vanity, bath with black mixer tap and black dual headed shower. Tiled walls to three sides. Feature wall with wooden panelling to one wall. Extractor fan. Shaving point. Radiator. Obscured glass window to rear.

##### SECOND FLOOR

##### LANDING

Landing area with 'Keylite' window to rear. Door to primary bedroom.

##### BEDROOM ONE

19' 9" (max)x 12' 10" (6.03 m x 3.93m)  
An impressive primary bedroom. Radiator. Dormer uPVC window to front. Access to roof space. Door to en-suite.

##### ENSUITE

6' 7" x 5' 7" (2.01m x 1.71m)  
Modern white suite; low level WC, pedestal wash hand basin with twin chrome taps, shower cubicle with black electric shower and glass sliding shower screen. Tiled walls. Radiator. Shaving point. Extractor fan. 'Keylite' window to rear.

##### OUTSIDE

##### REAR GARDEN

A beautifully maintained, enclosed rear garden. Painted timber fence borders, a paved patio area. Two wooden planters. Garden room/shed with power. Outside power socket behind garden room/shed. Timber gate to side for access to garage and parking space.

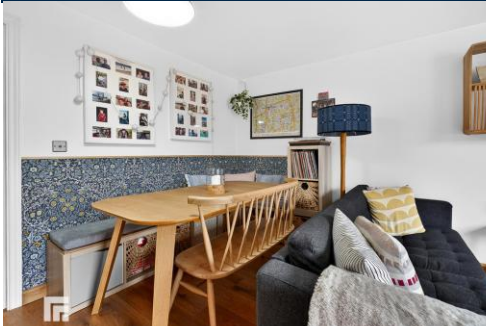
##### GARAGE

Single garage with up and over door. Power and lighting. Parking space in front of garage.

##### FRONT

Outside tap. Slate chipping area leading to front.

# 131 GOETRE FAWR, RADYR, CARDIFF CF15 8ET



131 GOETRE FAWR, RADYR, CARDIFF CF15 8ET

EPC AND FLOORPLAN TO FOLLOW

**RADYR** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**