



98 GOETRE FAWR
RADYR
CARDIFF CF15 8EU

ASKING PRICE OF
£295,000



SEMI-DETACHED HOUSE



2



2



3



1

**** TWO BEDROOM SEMI DETACHED ****

GARAGE ** A spacious two bedroom semi detached family home measuring the same size as a three bedroom of the same design, in the sought after area of Radyr being a short distance from transport links and local amenities. Entrance hallway, cloakroom, neat fitted kitchen, spacious lounge and diner with french doors to the rear garden. To the first floor are two bedrooms, bedroom one with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Enclosed, low maintenance rear garden. Parking space to front. Garage. EPC Rating:

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE HALLWAY

Approached via a panelled entrance door with small obscured glass windows to upper part leading to the entrance hallway. Staircase to first floor. Tiled flooring. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splashback. Tiled flooring. Extractor fan. Radiator.

KITCHEN

10' 4" x 8' 0" (3.15m x 2.44m)

Appointed along two sides in woodgrain finish fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Plumbing for dishwasher. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Concealed 'Ideal Logic' combi gas central heating boiler. Tiled splashback. Tiled flooring. Window to front. Radiator.

LOUNGE AND DINER

14' 11" x 13' 5" (4.56m x 4.09m)

An excellent sized primary reception with french doors to the rear garden. Ample space for seating and dining. Under stairs storage cupboard. Quality wood flooring. Two radiators.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Over stairs storage cupboard. Access to roof space.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 740 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM ONE

9' 8" x 8' 5" (2.96m x 2.59m)

Overlooking the quiet entrance approach, a good sized double bedroom. Quality laminate flooring. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin and shower cubicle. Tiled splash back. Electric shaver point. Extractor fan. Radiator.

BEDROOM TWO

13' 0" x 9' 7" (3.98m x 2.94m)

An excellent sized double bedroom with two windows to rear. Fitted wardrobes to one side with sliding mirrored fronts. Two radiators.

FAMILY BATHROOM

6' 3" x 5' 6" (1.91m x 1.69m)

Comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Tiled splash back. Extractor fan. Electric shaver point. Obscured glass window to front. Radiator.

OUTSIDE

REAR GARDEN

A beautifully maintained rear garden enjoying a southerly aspect. Paved porcelain patio leading onto an area of decorative stones with a central shrub bed and lawn. Enclosed by timber fencing. Timber gate giving access to side. Outside light. Outside power point.

FRONT GARDEN

Area of decorative stones and central paved pathway. Access to side via timber gate. Additional tarmac area to front.

PARKING

One parking space in the row of four to the right side of property. Being the second from the right.

GARAGE

Single garage with up and over access door. Please note the garage is positioned under the coach house (102 Goetre Fawr) and is the second from the left when facing.

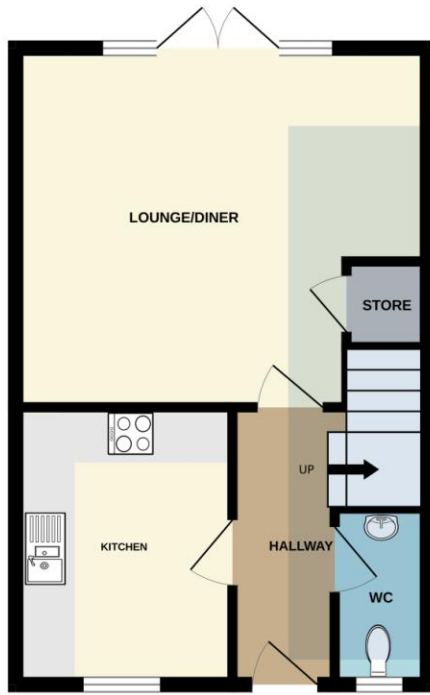


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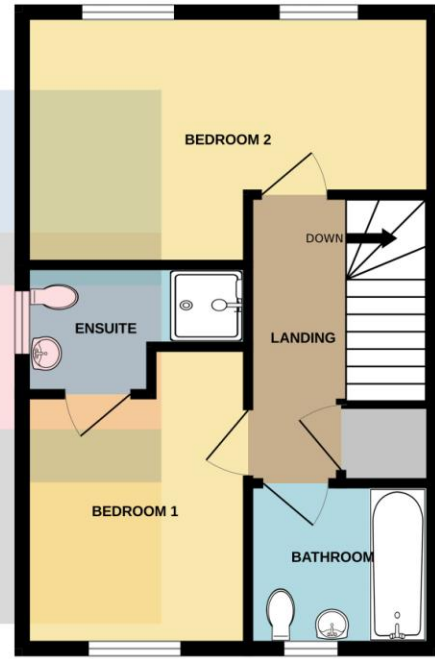


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GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 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		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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



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