



GOETRE FAWR
RADYR
CARDIFF CF15 8EU

ASKING PRICE OF
£235,000



COACH HOUSE



2



1



1



1

**** DETACHED FREEHOLD COACH HOUSE IN RADYR ** NO CHAIN **** An opportunity to acquire this modern detached coach house situated in the popular Sidings development in Radyr, close to all amenities. The accommodation briefly comprises hallway, landing, lounge/kitchen/diner, two bedrooms and bathroom. A door from the hallway leads into the integral garage and storage space. Parking space. Gas central heating. EPC: C

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 898 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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 club, doctors and dentist surgeries. Italian restaurant, two good primary schools and comprehensive school. There is also a train station and regular bus service to and from the city centre. The property is situated close to Radyr woods which has numerous nature walks and footpath near to the Taff Trail.

ENTRANCE

Entered via allocated parking and paved pathway to front door. Access to single garage.

GROUND FLOOR HALLWAY

Stairs rising to first floor. Door into garage. Radiator.

FIRST FLOOR LANDING

Airing cupboard housing combi central heating boiler. uPVC double glazed window to rear. Doors to kitchen/diner/lounge, two bedrooms and bathroom. Radiator.

KITCHEN/LOUNGE/DINER

19' 2" x 17' 8" (5.85m x 5.39m)
A spacious open plan room including lounge/kitchen/diner. uPVC double glazed window to front, plus two uPVC double glazed windows to rear. A fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, gas hob and extractor hood over. Space for fridge/freezer and washing machine. Storage cupboard. Two radiators.

BEDROOM ONE

12' 3" x 11' 5" (3.75m x 3.49m)
uPVC double glazed window to front. Radiator.

BEDROOM TWO

13' 9" x 11' 2" (4.20m x 3.41m (max))
uPVC double glazed window to front. Radiator. Loft access.

BATHROOM

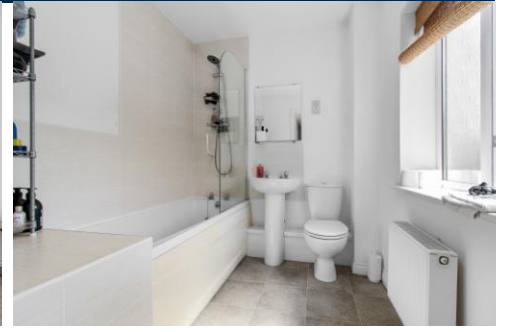
7' 3" x 6' 4" (2.22m x 1.94m)
uPVC double glazed window to rear. Panelled bath with shower over. Pedestal wash hand basin. Low level wc. Part tiled walls. Radiator. Shaver point. Extractor fan.

GARAGE

17' 0" x 9' 1" (5.20m x 2.79m)
Up and over garage door. Storage cupboard. Light and power.

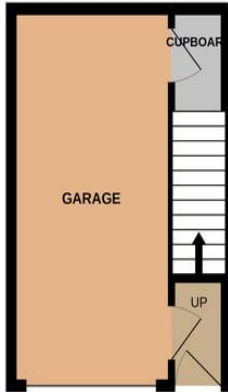


GOETRE FAWR, RADYR, CARDIFF CF15 8EU



GOETRE FAWR, RADYR, CARDIFF CF15 8EU

GROUND FLOOR
206 sq.ft. (19.1 sq.m.) approx.



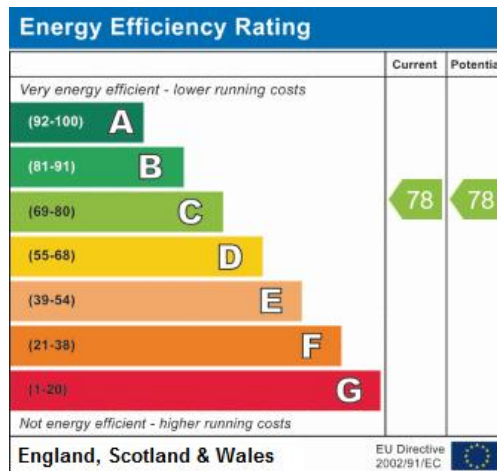
FIRST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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.

Made with Metropix ©2021



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.

MGY.CO.UK