



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

ASKING PRICE OF  
**£330,000**



**END OF TERRACE PROPERTY**



**3**



**2**



**3**



**2**

**\*\* THREE BEDROOM END TERRACE FAMILY HOME \*\* MODERN ENSUITE AND BATHROOM \*\*** A bright and well presented three bedroom end terrace family house located in the sought after area of Radyr, being close to local amenities, train station and bus routes. Entrance hallway, cloakroom, neat fitted kitchen and breakfast room, lounge and diner, conservatory. To the first floor are three bedrooms, primary bedroom with modern ensuite shower room and a separate modern family bathroom. Gas central heating, double glazing. Beautifully paved patio, low maintenance rear garden. Parking space to the front of the garage. EPC Rating:

#### ENTRANCE HALLWAY

Approached via a panelled entrance door leading to the entrance hallway, staircase to first floor. Wood flooring. Radiator.

#### CLOAKROOM

Comprising low level wc, wash hand basin. Wood flooring. Obscured glass window to side. Tiled splash back. Radiator.

#### KITCHEN/BREAKFAST ROOM

11' 0" x 8' 8" (3.37m x 2.66m)  
Well appointed along two sides in high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink. Inset four ring gas hob with concealed cooker hood above and oven below. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Concealed 'Baxi' gas central heating boiler. Wood flooring. Window to front. Space for breakfast table. Radiator.

#### LOUNGE/DINING ROOM

15' 7" x 14' 7" (4.76m x 4.47m)  
An excellent sized primary reception with french doors to conservatory and window to rear. Feature fireplace. Fitted corner tv unit. Ample space for family seating and dining area. Under stairs storage cupboard. Two radiators.

#### CONSERVATORY

12' 10" x 7' 10" (3.92m x 2.40m)  
An excellent conservatory overlooking the rear garden with french doors to patio. Double glazed glass roof. Corner seating with storage below. Quality laminate flooring. Radiator.

#### FIRST FLOOR

#### FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the central

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 915 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

landing area. Airing cupboard housing the hot water cylinder. Access to part boarded roof space via drop down ladder.

#### BEDROOM ONE

10' 10" x 9' 1" (3.32m x 2.77m)  
Overlooking the entrance approach, a good sized primary bedroom. Range of fitted wardrobes. Radiator. Door to ensuite.

#### EN-SUITE SHOWER ROOM

Modern white suite comprising low level wc, vanity wash hand basin with storage below, walk in shower cubicle with chrome twin head shower, folding shower screen. Full wall tiling. Tiled flooring. Electric shaver point. Chrome heated towel rail. Extractor fan.

#### BEDROOM TWO

10' 6" x 8' 3" (3.22m x 2.52m)  
Overlooking the rear, a good sized second double bedroom. Radiator.

#### BEDROOM THREE

7' 3" x 7' 1" (2.22 m x 2.17m)  
Aspect to rear. Radiator.

#### FAMILY BATHROOM

6' 2" x 6' 1" (1.90m x 1.86m)  
Quality white suite comprising low level wc, wash hand basin, panelled bath with chrome twin head shower above, swivel shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to front. Extractor fan. Electric shaver point. Chrome heated towel rail.

#### OUTSIDE

#### REAR GARDEN

Beautifully paved patio garden enjoying a westerly aspect, offering low maintenance living. Enclosed along two boundaries by brick wall with additional being timber fence. Rear entrance gate leading to driveway and garage.

#### GARAGE

Single garage with up and over access door. Power and lighting.

#### PARKING

Driveway with parking for one car in-front of garage.



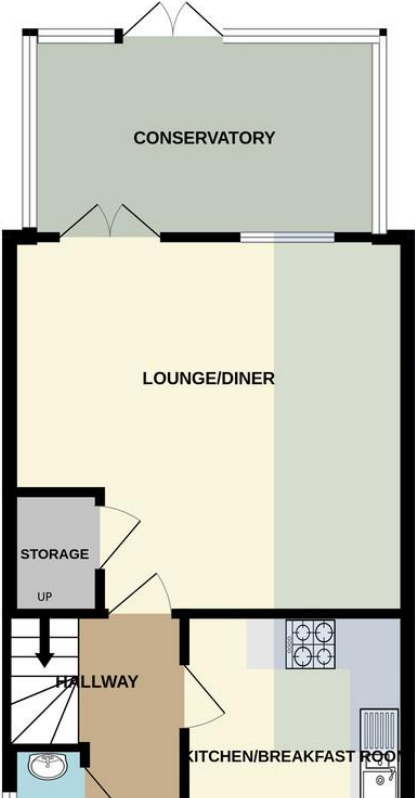


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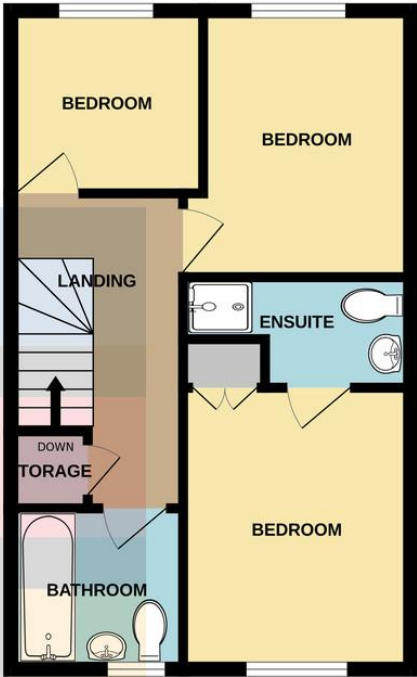


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GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR** 029 2084 2124

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