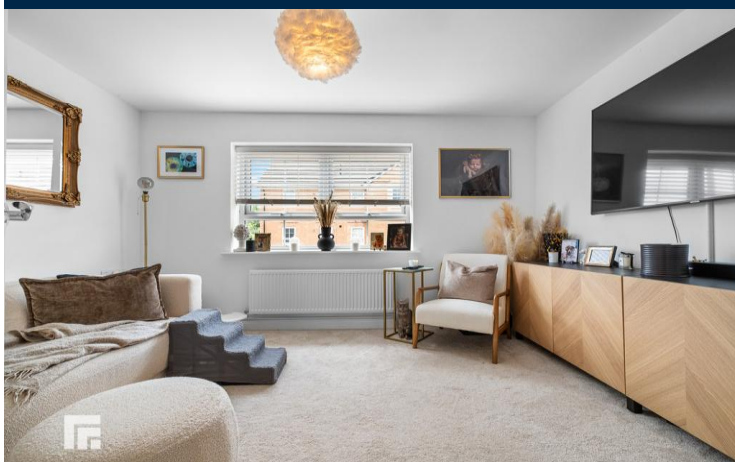




29 LON Y GOETRE FACH
ST. FAGANS
CARDIFF CF5 6FQ

ASKING PRICE OF
£350,000



MID TERRACED HOUSE



4



2



3



2

**** FOUR BEDROOM MID TERRACE FAMILY HOME ** UPGRADED KITCHEN WITH INTEGRATED APPLIANCES ** TWO CAR PARKING **** A spacious and well presented four bedroom detached family home in a sought after modern development, close to transport links and a short drive to Radyr village. Entrance hallway, cloakroom, bedroom four/study, modern fitted kitchen with integrated appliances and large family area with french doors to the rear garden. To the first floor is a lounge and a primary bedroom with ensuite shower room. To the second floor are two further good sized bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazing. Enclosed paved patio and lawned rear garden. Two parking spaces to the rear. EPC Rating: B

LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlafer development. The property is set in semi rural surroundings but is approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is within the catchment area for Radyr Comprehensive School.

ENTRANCE HALLWAY

Approached via a composite entrance door entrance door with double glazed window to upper part leading to the long entrance hallway. Large cupboard housing the 'Ideal Logic' combi gas central heating boiler. LVT flooring. Staircase to first floor. Radiator.

CLOAKROOM

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

BEDROOM FOUR/STUDY

9' 1" x 6' 0" (2.78m x 1.85m)
Overlooking the front, a versatile bedroom or study. Radiator.

KITCHEN AND FAMILY ROOM

19' 11" x 12' 9" (6.09m x 3.89m)
The kitchen is well appointed along three sides in light woodgrain finish panelled fronts with brushed chrome handles beneath concrete effect laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring induction hob with glass cooker hood above and oven and grill below. Integrated dishwasher. Integrated washer dryer. Integrated fridge freezer. Integrated wine cooler. Matching range of eye level wall cupboards. Family area ideal for seating and dining with french doors to the rear garden. Understairs storage cupboard. LVT flooring. Recessed spotlights. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing. Additional staircase to second floor. Radiator.

LOUNGE

12' 9" x 11' 10" (max)(3.90m x 3.63 m)
Overlooking the entrance approach, a good sized primary reception. Radiator.

BEDROOM ONE

12' 9" x 9' 10" (3.90m x 3.01m)
Overlooking the delightful rear garden, a good sized primary bedroom. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, large shower cubicle with 'Mira' shower above. Wall tiling to splash back areas. LVT flooring. Extractor fan. Electric shaver point. Radiator.

SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Radiator.

BEDROOM TWO

12' 8" x 11' 6" (3.88m x 3.51m)
With window to rear pitch, a further good sized double bedroom. Large built out wardrobe. Radiator.

BEDROOM THREE

12' 8" x 10' 10" (max)(3.87m x 3.32m)
With window to front, a good sized third bedroom. Over stairs storage cupboard. Radiator.



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FAMILY BATHROOM

6' 4" x 5' 6" (1.95m x 1.70m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel glass shower screen. LVT flooring. Wall tiling to splash back areas. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

Paved patio leading onto an area of lawn with Olive trees to one boundary. Timber fencing along side boundaries and brick boundary to rear with timber gate giving access to parking spaces.

PARKING

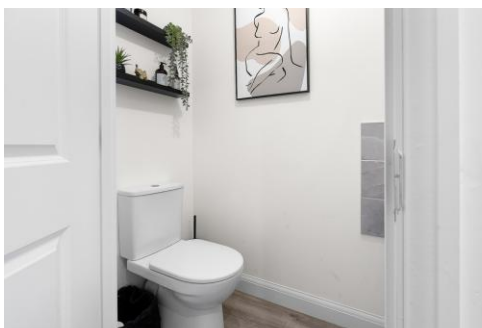
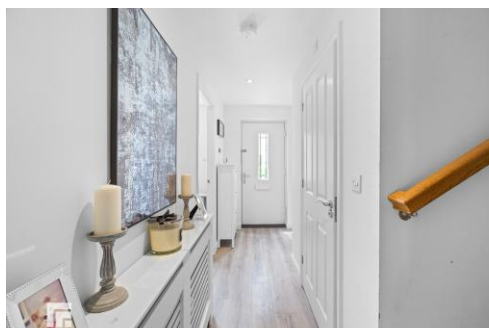
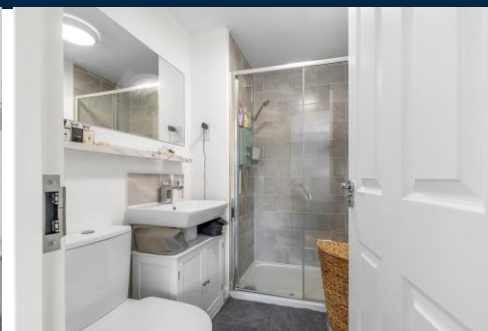
Two parking spaces to the rear. Rear gate access to the garden from parking spaces.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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