



**128 GOETRE FAWR**  
RADYR  
CARDIFF CF15 8EU

OFFERS IN EXCESS OF  
**£575,000**



**DETACHED PROPERTY**



**5**



**2**



**3**



**2**

**\*\* EXTENDED DETACHED PROPERTY \*\***  
**HIGH SPECIFICATION \*\* SOUTH FACING GARDEN \*\* GARAGE \*\*** A beautifully presented, three storey detached property with exceptional kitchen/dining/family room. The accommodation briefly comprises; entrance hall, cloakroom/WC, lounge, kitchen/dining/family room and utility room to the ground floor. Principal bedroom with luxury en-suite, two further bedrooms and bathroom to the first floor, and two double bedrooms to the second floor. The property benefits from a South facing landscaped garden plus a single garage together with off road parking. Viewing highly recommended. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1559 SQ.FT**

**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 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 areas.

#### HALLWAY

Entered via double glazed composite front door into hallway. Doors to lounge, kitchen/dining/family room and modern WC. Porcelain tiled flooring with underfloor heating. Stairs to first floor with under stair cupboard.

#### CLOAKROOM

Low level WC and vanity enclosed wash hand basin. Porcelain tiled flooring with underfloor heating. Radiator.

#### LOUNGE

17' 10" x 10' 7" (5.444m x 3.249m)  
Double glazed window to front and two further windows to side elevation. Feature stone fireplace housing coal effect fire. Two TV aerial points. Two radiators. Fitted shutters (split folding).

#### KITCHEN/DINING/FAMILY ROOM

22' 10" x 17' 9" (6.97m x 5.43m)  
An exceptional extended kitchen/dining family room with Sigma 3 kitchen to include a wide range of base, eye level and full height units. Central island with stainless inset steel sink, Quooker hot water tap, and complementary Quartz worktops over with breakfast bar. Integrated dishwasher and fridge. Fitted electric Neff double oven and five burner gas hob with extractor hood over. Butlers pantry with fitted base units, integrated wine rack, Quartz worktops with shelving over. Two feature skylights. Spotlights. Porcelain tiled flooring with underfloor heating (wet system). Four leaf double glazed bifold doors to South facing rear garden. Space for sofa and dining table. Door to utility room.

#### UTILITY ROOM

6' 3" x 5' 6" (1.93m x 1.69m)  
Fitted base and eye level units incorporating inset stainless steel sink with complementary Quartz worktops over. Space for saving machine, tumble dryer and freezer. Spotlights. Wall mounted gas central heating boiler. uPVC double glazed window to front with fitted plantation shutters. Porcelain tiled flooring.

#### FIRST FLOOR

##### LANDING

Double glazed window. Wooden balustrades to stairs.

##### BEDROOM ONE

10' 7" x 11' 1" (3.251m x 3.387m)  
Double glazed windows to front and side elevations. Coved ceiling. Fitted wardrobes to one wall. TV point. Radiator. Door into:

##### ENSUITE

6' 10" x 6' 3" (2.09m x 1.91m)  
A stunning suite comprising low level WC, vanity enclosed wash hand basin and double shower cubicle with rainfall shower and separate attachment. Tiled flooring and splash backs. Shaver point. uPVC double glazed window to front. Ladder radiator. Spotlights. Extractor fan.



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## BEDROOM TWO

10' 9" x 9' 4" (3.299m x 2.853m)

Double glazed window to side elevation. Coved ceiling.  
Radiator.

## BEDROOM FIVE

12' 0" x 6' 9" (3.680m x 2.072m)

Double glazed window to front. Coved ceiling. Built in airing cupboard. Radiator.

## FAMILY BATHROOM

Panelled bath with shower over and glass screen. Pedestal wash hand basin and low level WC. Partly tiled walls.  
Heated towel rail. Inset spotlights. Obscure double glazed window to side.

## SECOND FLOOR

### LANDING

Velux window . Radiator.

## BEDROOM THREE

12' 8" x 10' 8" (3.884m x 3.265m)

Double glazed to front and Velux window to rear. Radiator.

## BEDROOM FOUR

12' 8" x 9' 4" (3.873m x 2.867m)

Double glazed window to front and Velux window to rear.  
Radiator. TV point.

## OUTSIDE

### REAR GARDEN

A beautifully landscaped South facing side garden, enclosed with boundary wall. Artificial lawn and paved patio. Gated access to driveway and garage. Outside lighting and power points.

## FRONT

Enclosed area with wrought iron railing and gate.

## GARAGE

Single garage with up and over door, situated under coach house. Parking in front of garage.



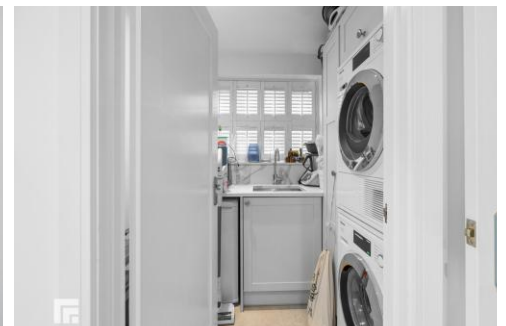
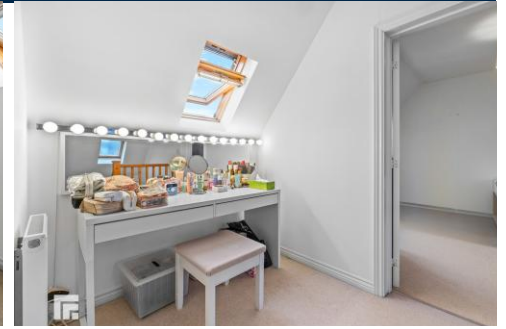


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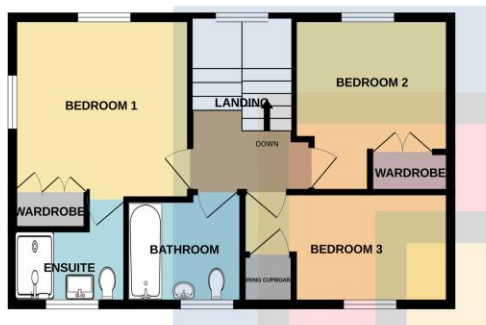


# GOETRE FAWR, RADYR, CARDIFF CF15 8EU

GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1559 sq.ft. (144.9 sq.m.) approx.

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**RADYR 029 2084 2124**

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