



183 GOETRE FAWR
RADYR
CARDIFF CF15 8ET

ASKING PRICE OF
£339,950



MID TERRACE PROPERTY



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**** THREE BEDROOM MID TERRACE TOWNHOUSE ** GARAGE **** A well presented, three bedroom mid terrace family home in the sought after area of Radyr, being well located a short distance from transport links and local amenities. Entrance hall, cloakroom, modern fitted kitchen with integrated appliances and a good sized lounge & diner with french doors to the rear garden. To the first floor are two good sized bedrooms and a family bathroom with shower over bath. To the second floor is a primary bedroom with ensuite shower room. Gas central heating (new boiler fitted 2024), double glazing. Paved patio and lawned rear garden. Lawned front garden. Driveway, garage and parking space to front. EPC Rating: C

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.

ENTRANCE HALLWAY

Approached via a panelled entrance door leading to the entrance hallway. Staircase to first floor. Laminate flooring. Radiator.

CLOAKROOM

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

KITCHEN

11' 1" x 7' 6" (3.40m x 2.31m)
Modern kitchen well appointed along four sides in panelled fronts with chrome bar handles beneath woodgrain finish laminate worktop surfaces. Inset sink with side drainer. Inset four ring induction hob with oven below and cooker hood above. Integrated fridge freezer. Integrated dishwasher. Plumbing for washing machine. Matching range of eye level wall cupboards. Concealed 'Viessmann' gas central heating boiler (fitted 2024). Tiling splash back. Tiled flooring. Window to front. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,067 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOUNGE AND DINER

15' 5" x 14' 7" (4.72m x 4.46m)

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

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the first floor landing. Additional staircase to second floor. Linen storage cupboard. Radiator.

BEDROOM TWO

14' 7" x 12' 5" (max)(4.47m x 3.81m)

With two windows overlooking the rear garden, a good sized double bedroom. Laminate flooring. Radiator.

BEDROOM THREE

14' 2" x 7' 8" (4.33m x 2.34m)

Overlooking the entrance approach, a good sized third bedroom. Laminate flooring. Radiator.

FAMILY BATHROOM

6' 8" x 6' 2" (2.04m x 1.88m)

White suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel shower screen. Tiled splash back. Obscured glass window to front. Extractor fan. Radiator.

SECOND FLOOR

LANDING

Approached via a quarter turning staircase leading to the second floor landing with space for dressing table. Window to rear pitch. Door to primary bedroom.

BEDROOM ONE

17' 3" x 14' 8" (max)(5.28m x 4.48m)

Aspect to front, an excellent sized primary bedroom. Built in wardrobe with sliding mirror fronts. Laminate flooring. Two radiators. Door to ensuite.



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ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, large shower cubicle with 'Mira' shower above. Mosaic style tiling to splash back areas. Extractor fan. Window to rear pitch. Radiator.

OUTSIDE

REAR GARDEN

With paved patio, leading onto an area of lawn with well tended beds of plants and shrubs. Rear gate access.

FRONT GARDEN

Area of lawn and paved pathway to front.

GARAGE

17' 11" x 9' 1" (5.47m x 2.79m)

With up and over access door. The garage sits below the coach house to the front and is the second from the right while facing. The garage is leasehold with a 999 year lease and an annual ground rent of approx £30 is payable towards buildings insurance.

PARKING SPACE

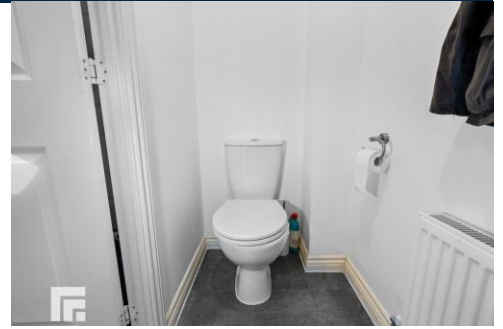
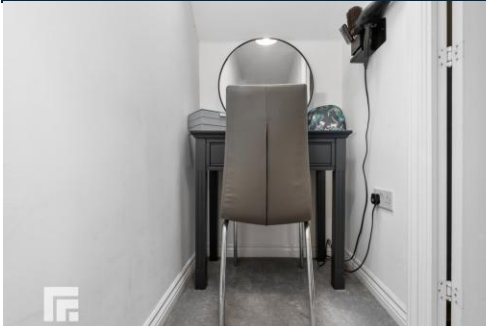
One space in front of garage.



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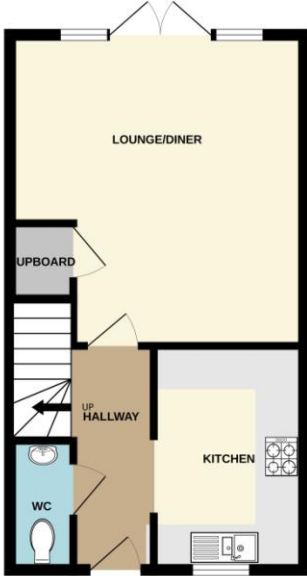


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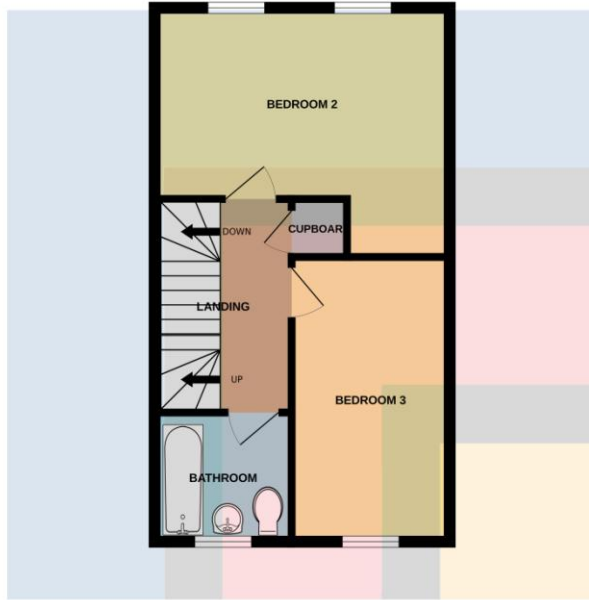


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GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

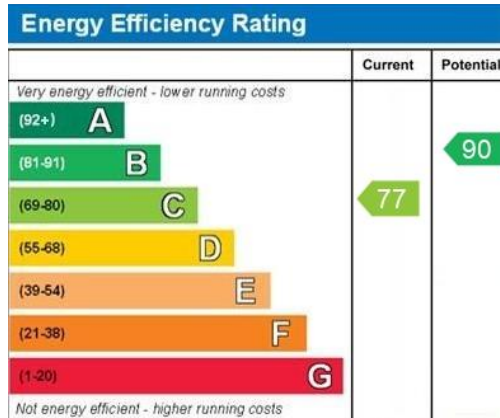


2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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