



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

ASKING PRICE OF  
**£350,000**



**MID TERRACED PROPERTY**



**3**



**2**



**3**



**2**

**\*\* THREE STOREY TOWNHOUSE \*\* NO CHAIN \*\*** A well presented three-storey townhouse with three bedrooms and open plan kitchen/dining/sitting room with close walking distance to Radyr village and train station. The accommodation briefly comprises entrance hallway, kitchen/dining/sitting room, utility room and WC. To the first floor there is a lounge, family bathroom and third bedroom. To the second floor is the master bedroom with ensuite and bedroom two. There is also a single garage and allocated parking space. Garden to Rear. Gas central heating. EPC Rating: B

#### 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 clubs, 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 footpaths near to the Taff Trail.

#### ENTRANCE

##### ENTRANCE HALLWAY

uPVC double glazed window to side. Stairs rising to first floor. Tiled floor and wall. Fuse board to wall. Radiator. Door to kitchen/dining/sitting room.

##### DINNING ROOM/SITTING ROOM

12' 2" x 10' 2" (3.73m x 3.12m)

uPVC double glazed window to front. Tiled floor. Understairs storage cupboard. Radiator. Open to kitchen.

##### KITCHEN

10' 7" x 10' 2" (3.23m x 3.11m)

uPVC double glazed French doors to rear garden. Tiled floor. Range of eye and low level units incorporating one and a half stainless steel sink unit with drainer and mixer taps. Complementary work surfaces. Built in electric oven, gas hob and extractor hood over. Integrated for fridge/freezer and dishwasher. Spot lights. Door to utility room.

##### UTILITY ROOM

6' 5" x 3' 2" (1.98m x 0.98m)

Tiled floor. Low level storage cupboard and complementary work surface with space and plumbing for washing machine. Eye level unit housing central heating boiler. Radiator. Door to cloaks/WC.

##### CLOAKROOM/WC

Tiled floor. Low level WC. Pedestal wash hand basin with tiled splashback. Extractor fan. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 955 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

#### FIRST FLOOR

##### LANDING

uPVC double glazed windows to front and side. Stairs rising to second floor. Radiator.

##### LOUNGE

13' 8" x 10' 1" (4.18m x 3.08m)

uPVC double glazed French doors to rear with Juliette balcony. Further uPVC double glazed window to rear. Two radiators.

##### BEDROOM THREE

21' 7" x 22' 11" (6.6m x 7.0m)

uPVC double glazed window to front. Radiator.

##### BATHROOM

7' 0" x 6' 5" (2.15m x 1.98m)

Tiled floor. Part tiled walls. Panelled bath. Low level w.c. Pedestal wash hand basin. Shaver point. Extractor fan. Radiator.

#### SECOND FLOOR

##### SECOND FLOOR LANDING

uPVC double glazed window to side. Radiator.

##### BEDROOM ONE

13' 8" x 10' 6" (4.18m x 3.21m)

Two uPVC double glazed windows to rear. Radiator. Door to ensuite.

##### ENSUITE

6' 9" x 4' 2" (2.06m x 1.29m)

Tiled floor. Part tiled walls. Low level WC. Pedestal wash hand basin. Shower cubicle with chrome shower. Shaver point. Extractor fan. Radiator.

##### BEDROOM TWO

13' 8" x 8' 4" (4.17m x 2.56m)

Two uPVC window to front. Radiator and airing cupboard.

#### OUTSIDE

##### REAR GARDEN

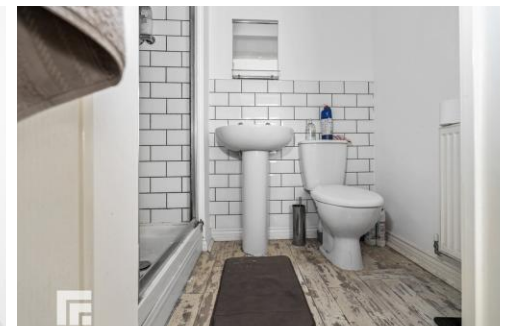
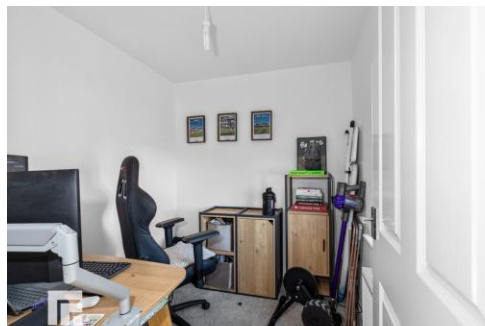
Enclosed Rear garden with new decking area and good sized paved patio. Timber gate to rear for access, with pathway leading to garage.

##### GARAGE

Up and over door with parking space.



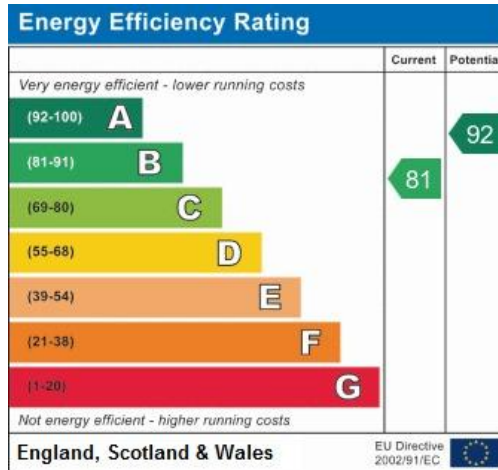
# 165 GOETRE FAWR, RADYR, CARDIFF CF15 8ET



# 165 GOETRE FAWR, RADYR, CARDIFF CF15 8ET



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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 ©2023



**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**