



77 GOETRE FAWR  
RADYR  
CARDIFF CF15 8ET

ASKING PRICE OF  
**£325,000**



### MID TERRACE PROPERTY



3



2



3



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**\*\* THREE BEDROOM TOWNHOUSE \*\***  
**GARAGE AND PARKING \*\* WALKING**  
**DISTANCE TO RADYR TRAIN**  
**STATION \*\*** A three storey terrace property in the popular village of Radyr. Accommodation briefly comprises hallway, kitchen/dining room, utility room and cloakroom. To the first floor there is a lounge, bathroom and bedroom. To the second floor there are two further bedrooms, one with en-suite shower room. Rear garden, single garage with parking space. Gas central heating. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 969 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.

#### ENTRANCE

Pathway with shrub border. Door into hallway.

#### HALLWAY

Entered via front door into hallway. Stairs to first floor. Door to kitchen/diner. Radiator.

#### KITCHEN/DINING ROOM

12' 4" x 10' 4" (3.77m x 3.15m)

Dining Room

uPVC double glazed window to front. Tiled flooring. Under stair storage cupboard. Radiator. Opening to kitchen.

#### KITCHEN

10' 7" x 10' 2" (3.25m x 3.12m)

Fitted with base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Electric oven with gas hob and extractor fan over. Space for fridge/freezer and dishwasher. Tiled flooring and splash backs. uPVC double glazed French patio doors to rear garden. Electric plinth heater. Door to utility room.

#### UTILITY ROOM

6' 6" x 3' 2" (1.99m x 0.97m)

Space for washing machine. Wall mounted gas central heating boiler. Tiled flooring. Extractor fan. Door to WC.

#### CLOAKROOM

5' 6" x 3' 2" (1.68m x 0.97m)

Low level WC and pedestal wash hand basin. Tiled flooring. Extractor fan. Radiator.

#### FIRST FLOOR

##### LANDING

Doors to lounge, bedroom three and bathroom. Stairs to second floor. uPVC double glazed window to front.

##### LOUNGE

13' 9" x 10' 2" (4.20m x 3.10m)

uPVC double glazed window and French patio doors with Juliet balcony to rear. Luxury vinyl tile (LVT) flooring. Two radiators.

##### BATHROOM

7' 1" x 6' 5" (2.18m x 1.97m)

A modern suite to include low level WC, pedestal wash hand basin and panelled bath. Tiled splash backs. Shaver point. Extractor fan. Radiator.

##### BEDROOM THREE

7' 1" x 6' 7" (2.18m x 2.03m)

uPVC double glazed window to front with pleasant views towards the green. Radiator.

#### SECOND FLOOR

##### LANDING

Doors to two bedrooms. Radiator.



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## BEDROOM ONE

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

Fitted wardrobes to one wall. Radiator. Two uPVC double glazed window to rear. Door to:

## ENSUITE

7' 6" x 4' 2" (2.29m x 1.28m)

Low level WC, pedestal wash hand basin and fitted shower cubicle. Shaver point and extractor fan. Radiator. Tiled splash backs.

## BEDROOM TWO

13' 9"(max) x 9' 9" (max)(4.20m x 2.99m)

Two uPVC double glazed windows to front. Airing cupboard. Radiator.

## OUTSIDE

### REAR GARDEN

A Westerly facing rear garden mainly laid to lawn with paved patio and pathway with gated access to garage.

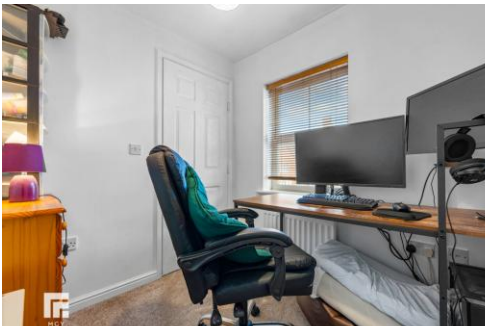
### GARAGE

A single garage with up and over door. Light and power.



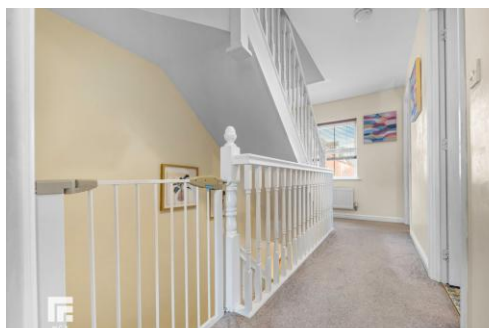


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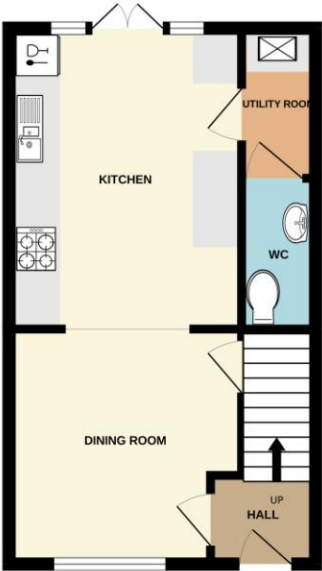


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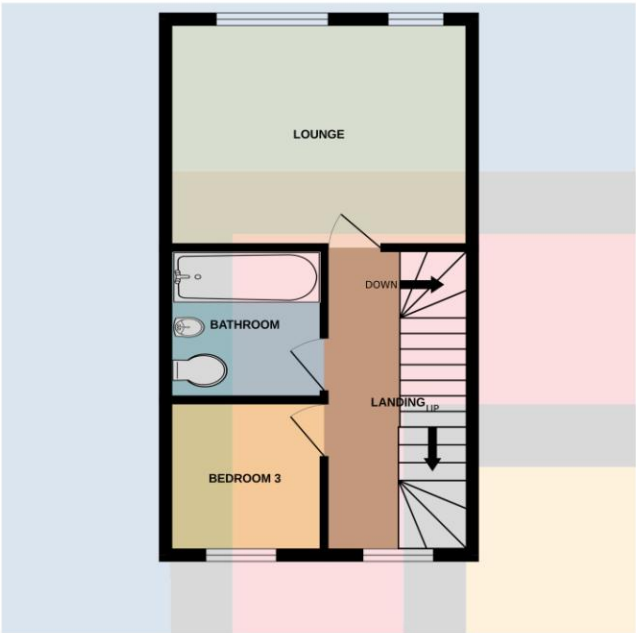


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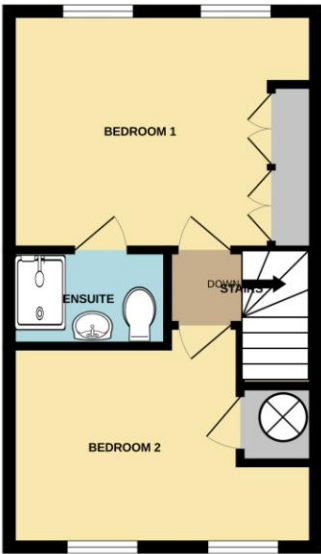
GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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