



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

OFFERS IN EXCESS OF
£320,000



MID TERRACE PROPERTY



4



2



3



1

****MID TERRACED PROPERTY**FOUR BEDROOMS**BEAUTIFULLY MAINTAINED REAR GARDEN**PARKING FOR TWO VEHICLES**** An immaculately presented four bedroom mid terraced property. Entrance hallway, kitchen/dining/family room, WC and Office/fourth bedroom. To the first floor is a spacious lounge and principal double bedroom with en-suite. To the second floor are a further two double bedrooms and family bathroom. Landscaped, beautifully presented rear garden. Two allocated parking spaces. EPC Rating: B

TENURE FREEHOLD

COUNCIL TAX BAND F

FLOOR AREA APPROX 1112 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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

ENTRANCE HALLWAY

14' 2" x 3' 3" (4.34m x 1.00m)

Entered via a modern composite door, a spacious hallway with wood flooring, double door large storage cupboard housing wall hung 'IDEAL' logic combi gas central heating boiler. Door to kitchen/lounge, office and WC. Turning staircase to first floor.

CLOAKROOM

5' 5" x 2' 9" (1.66m x 0.84m)

Modern white suite; low level WC, corner pedestal wash hand basin, radiator. Tiled splashbacks. Extractor fan.

OFFICE/FOURTH BEDROOM

9' 1" x 6' 0" (2.77m x 1.85m)

A good sized study. Radiator. Wooden flooring. uPVC window to front.

KITCHEN/DINING/FAMILY ROOM

19' 11" (max)x 12' 9" (6.08m x 3.89m)

A well presented, open plan kitchen/dining/family room. Appointed along three sides, modern high gloss eye and low level cupboards beneath quality stone effect laminate worktops, 1.5 stainless steel 1.5 bowl sink with drainer and chrome hose mixer tap, integrated four ring gas hob, integrated oven, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, space for dining room table and sofa. Wooden flooring. Radiator. Under stairs storage cupboard. Double french doors looking out to the landscaped rear garden.

FIRST FLOOR

LANDING

Wooden spindled bannister with oak hand rail, radiator. Doors to lounge and bedroom.

LOUNGE

12' 9" x 10' 2" (3.91m x 3.1m)

A good sized family lounge. Radiator. Large uPVC window to front.

BEDROOM ONE

12' 10" x 9' 11" (3.92m x 3.03m)

A spacious principal bedroom. Radiator. Window to rear. Door to en-suite.

ENSUITE

5' 0" x 7' 0" (1.53m x 2.14m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, large shower cubicle with 'Mira' chrome shower and glass sliding shower screen. Radiator. Extractor fan. Tiled splashbacks. Electric shaving point.



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SECOND FLOOR

LANDING

Radiator, access to loft. Doors to family bathroom and bedrooms.

BEDROOM TWO

12' 6" x 9' 10" (3.83m x 3.0m)

A second double bedroom. Large built in storage cupboard, skylight 'keylite' window. Radiator.

BEDROOM THREE

2' 9" x 9' 2" (max) (.85m x 2.80m)

Window to front, a third double bedroom. Built in storage cupboard. Radiator.

FAMILY BATHROOM

6' 2" x 5' 6" (1.89m x 1.68m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and chrome shower. Radiator. Tiled splashbacks. Extractor fan.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a beautifully maintained, landscaped rear garden. Paved patio, flat artificial grass area bordered with low side fence and mature evergreen shrubs. Outside tap. Timber gate to rear for access. 6ft x 8ft wooden shed.

FRONT

Slated area with shrubs. Stone steps leading to front door.

ADDITIONAL INFORMATION

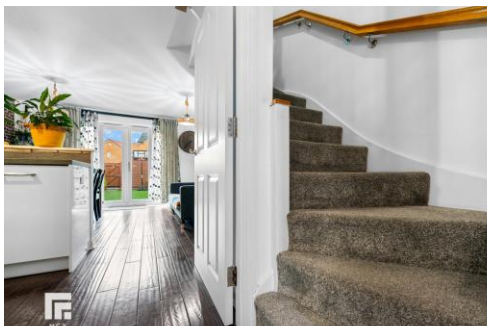
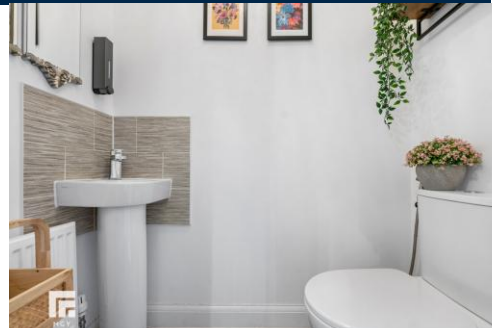
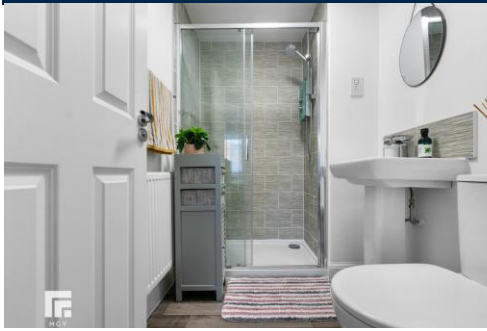
Two allocated parking spaces to rear.



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CARDIFF, CF5 6FQ

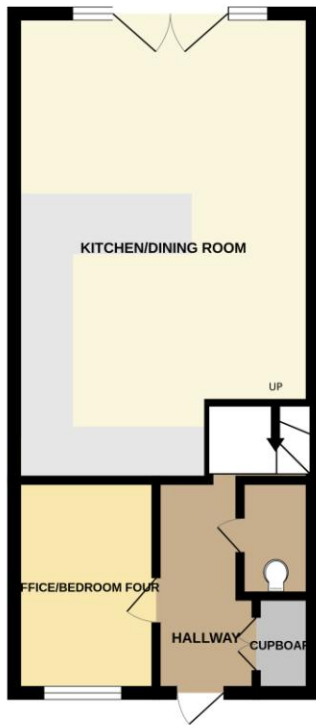


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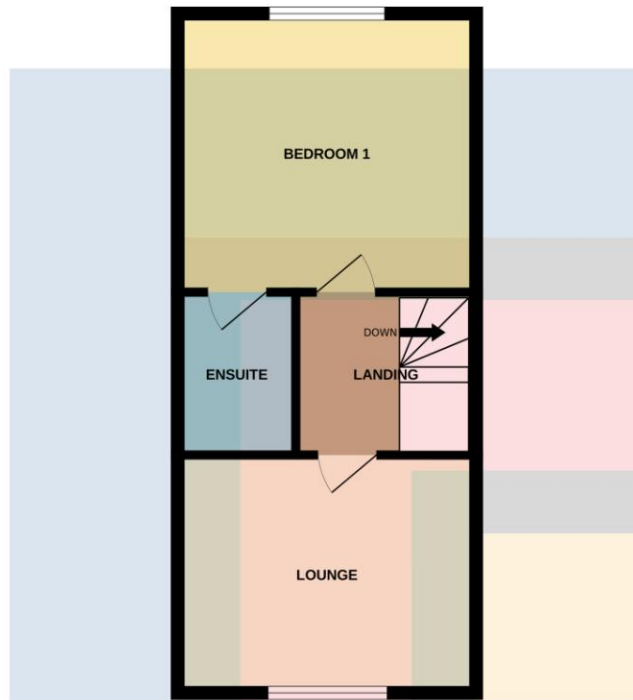


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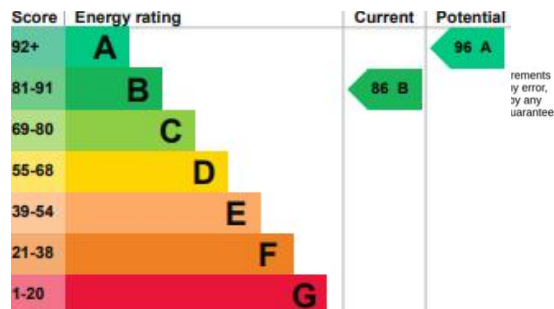
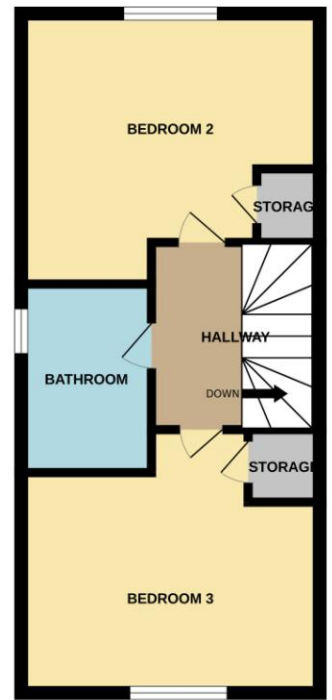
GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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