

46 Goetre Fawr

Radyr | Cardiff | CF15 8EU

Four Bed Detached House | Offers In Excess Of £399,950



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PROPERTY DESCRIPTION

** BEAUTIFULLY PRESENTED DETACHED HOME IN RADYR ** A beautifully presented and spacious four bedroom detached family house in the popular location of Radyr, situated in the popular residential area of Radyr being a short distance from local amenities and Radyr Train Station. Entrance Hall, cloakroom, spacious lounge, large kitchen/dining and family room. To the first floor there are four bedrooms, bedroom one with ensuite shower room and a separate family bathroom. Gas central heating. Beautifully manicured lawned rear garden. Garage and allocated parking space. EPC Rating: TBC

- **Tenure** Freehold
- **Council Tax Band G**
- **Floor Area 1281 sq. ft.**
- **Viewing Arrangements** Strictly by Appointment

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 dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE

Entered via paved pathway with pebbled border to front door.

HALLWAY

Entered via double glazed front door into hallway. Doors to lounge, kitchen/dining/family room and WC. Turning staircase to first floor with under stair cupboard. Tiled flooring. Radiator

LOUNGE

19' 5" x 11' 3" (5.94m x 3.44m) A beautifully presented lounge with oak wood flooring, double aspect uPVC double glazed windows to front and French doors to rear

garden. Two radiators.

KITCHEN/DINING/FAMILY ROOM

26' 9" x 11' 2" (8.16m x 3.41m) An open plan family space with space for dining table, sofa and desk. The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and gas hob with extractor fan over. Space for washing machine, dishwasher and fridge/freezer. Tiled splashbacks. Oak flooring. Double aspect uPVC double glazed windows to front and rear with French doors to side. Three radiators. Cupboard housing has central heating boiler.

WC

Fitted with a low level WC and pedestal wash hand basin. Tiled flooring. Radiator. Extractor fan.

FIRST FLOOR

LANDING

A lovely feature uPVC double glazed window to rear. Half galleried landing with doors to four bedrooms and the family bathroom. Airing cupboard housing hot water cylinder. Radiator.

BEDROOM ONE

15' 0" x 11' 2" (4.59m x 3.41m) Fitted wardrobes to one wall. uPVC double glazed windows to rear and side. Radiator. Door to:

ENSUITE

7' 9" x 5' 5" (2.38m x 1.67m) Suite comprising low level WC, pedestal wash hand basin and fitted double shower cubicle. Spotlights and extractor fan. Shaver point. Modern towel radiator. Tiled splashbacks.

BEDROOM TWO

11' 6" x 9' 9" (3.52m x 2.99m) uPVC double glazed window to rear. Fitted wardrobes. Radiator.

BEDROOM THREE

11' 4" x 8' 6" (3.46m x 2.61m) uPVC double glazed window to front. Radiator.

BEDROOM FOUR

10' 9" x 8' 9" (3.29m x 2.69m) uPVC double glazed window to front. Radiator.

BATHROOM

6' 9" x 5' 6" (2.08m x 1.69m) A modern suite to include low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splashbacks. Extractor fan. Shaver point. Modern towel radiator.

OUTSIDE**REAR**

A finely manicured lawn with beautiful shrub borders. Paved patio area with pathway to garage. Outside tap. Boundary fence with gated side access. Pedestrian door to garage.

SINGLE GARAGE

A single up and over garage door. Currently partitioned into 1/3 storage, and 2/3rds play/hobby room. Potential to be used as an office.





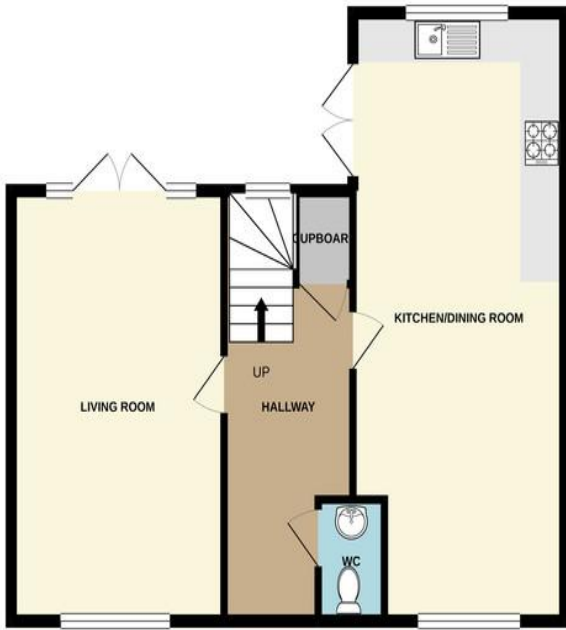
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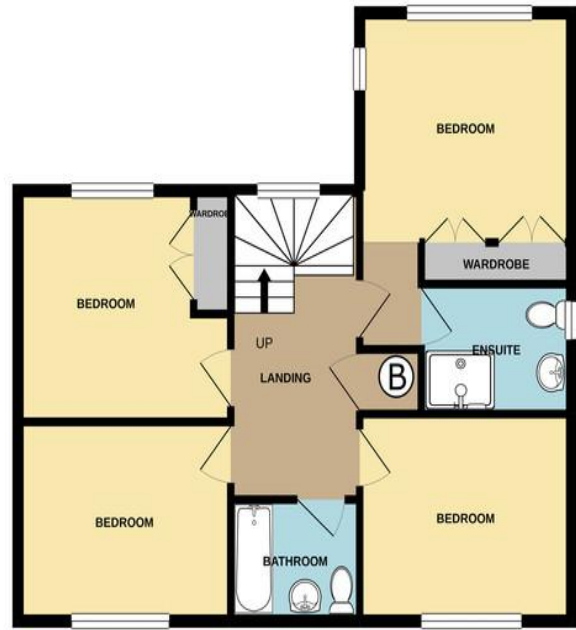


FLOORPLANS

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.

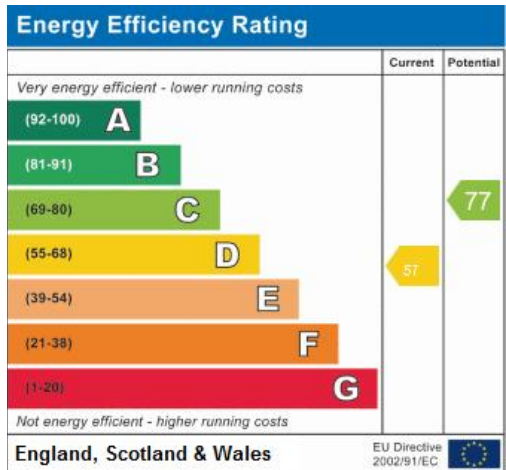


1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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