

# 28 Goetre Fawr

Radyr | Cardiff | CF15 8EU

Detached Coach House | Asking Price Of £210,000



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# PROPERTY DESCRIPTION

**\*\* DETACHED FREEHOLD COACH HOUSE \*\* SIDE GARDEN \*\***

A popular detached modern coach house set in the sought after area of Radyr, within walking distance to local amenities and the train station. The coach house briefly comprises entrance hallway, landing, lounge/kitchen/dining, two bedrooms plus a bathroom. The property benefits from a side garden and garage. **\*\* NO CHAIN \*\*** EPC Rating: tbc

- **Tenure** Freehold
- **Council Tax Band** D
- **Floor Area (approx.)** 548 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 pathway to front door. uPVC double glazed door into hallway.

## HALLWAY

Stairs to first floor accommodation. Integral door to garage.

## FIRST FLOOR

### LANDING

Doors to all rooms. Airing cupboard housing the 'Baxi' combination gas central heating boiler. Velux window to rear pitch. Loft access. Radiator.

## LOUNGE/KITCHEN/DINER

17' 8" x 11' 10" (5.41m x 3.61m) uPVC double glazed window to front plus Velux window to rear pitch. Kitchen comprises a range of modern base and eye level units including one and a half bowl stainless steel sink unit and complementary work surfaces. Fitted electric oven, gas hob and extractor fan over. Plumbed for a washing machine. Space for a fridge/freezer. Laminate flooring. Radiator.

## BEDROOM ONE

10' 9" x 9' 1" (3.28m x 2.79m) A good sized principal double bedroom, uPVC double glazed window to front. Radiator.

## BEDROOM TWO

10' 9" x 6' 9" (3.29m x 2.08m) uPVC double glazed window to front. Radiator.

## BATHROOM

6' 9" x 5' 6" (2.08m x 1.69m) Panelled bath with shower and folding shower screen. Part tiled walls. Pedestal wash hand basin.

Low level WC. Velux window to rear pitch. Shaver point.

## OUTSIDE

### SIDE GARDEN

Enclosed garden area with decking and slate chippings. Door into garage and wooden gate with access to the front of the property.

### GARAGE

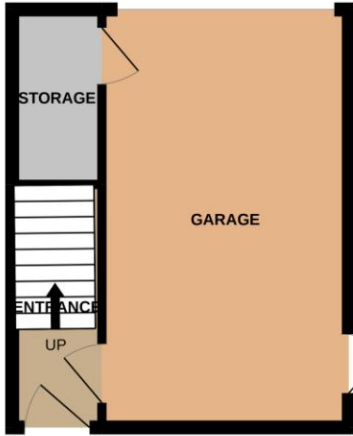
18' 9" x 8' 10" (5.72m x 2.71m) Single garage with up and over access door to the rear, under stairs storage cupboard, door to side garden, power and lighting.



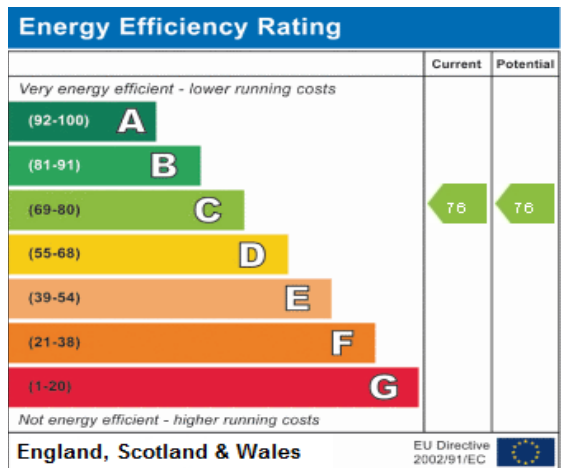
# FLOORPLANS

ENTRANCE FLOOR

1ST FLOOR



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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