

148 Goetre Fawr,  
Radyr, Cardiff, CF15 8EU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



Semi-Detached Property

3 1 3 1

# Property Description

**\*\* IMMACULATE THREE BEDROOM SEMI-DETACHED**

**\*\* GARAGE \*\*** An immaculately presented, three bedroom detached property situated in an ideal location within the popular Radyr Sidings development. The accommodation briefly comprises; entrance hall, lounge, kitchen/dining/family room and WC to the ground floor. Three bedrooms including main bedroom with en-suite, plus the family bathroom. Outside there is a beautifully presented enclosed rear garden with summer house. Single garage with parking for two vehicles. EPC Rating: C

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 940 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 local amenities. These include a parade of shops, golf and tennis clubs, doctors and dentist, optician, restaurant and well regarded schools at all levels. the property is close to the Taff Trail, Train station and regular bus service to and from the City Centre.

## ENTRANCE

Entered via gated block paved pathway to front door. Shrub borders.

## HALLWAY

9' 10" x 6' 3" (3.01m x 1.91m)

Double glazed composite front door into hallway. Doors to lounge, kitchen/dining/family room and WC. Tiled flooring. Radiator. Stairs to first floor.

## LOUNGE

12' 11" x 10' 2" (3.96m x 3.10m)

uPVC double glazed French patio doors with fitted plantation shutters, to rear garden. Laminate wood flooring. Radiator.

## KITCHEN/DINING/FAMILY ROOM

17' 3" x 14' 11" (5.26m x 4.57m)

A beautifully presented kitchen/dining/family room

fitted with a wide range of base and eye level units incorporating one and half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven with induction hob and extractor hood over. Karndean flooring. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas central heating boiler. Under stair storage cupboard. Feature uPVC double glazed bay window to front with fitted plantation shutters. Two radiators. uPVC double glazed window with fitted shutters, and external door to rear.

## CLOAKROOM

6' 3" x 3' 1" (1.92m x 0.94m)

Modern low level WC and vanity enclosed wash hand basin. Tiled flooring and splash backs. Radiator. uPVC double glazed window to side. Extractor fan.

## FIRST FLOOR

### LANDING

A quarter galleried landing with uPVC double glazed window to front aspect. Doors to three bedrooms and bathroom. Loft access. Airing cupboard. Radiator.

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## BEDROOM ONE

10' 9" x 9' 6" (3.30m x 2.91m)

Fitted wardrobes, laminate wood flooring. uPVC double glazed window to rear with fitted plantation shutters. Radiator. Door to en-suite.

## ENSUITE

7' 6" x 4' 7" (2.29m x 1.40m)

Suite to include low level WC, pedestal wash hand basin and fitted shower cubicle with electric shower over. Tiled flooring and splash backs. Radiator. uPVC double glazed window to rear. Extractor fan and shaver point.

## BEDROOM TWO

12' 0" x 10' 10" (3.67m x 3.31m)

uPVC double glazed window to rear with fitted plantation shutters. Laminate wood flooring. Radiator.

## BEDROOM THREE

11' 10" x 7' 5" (3.61m x 2.27m)

uPVC double glazed window to front with fitted plantation shutters and woodland views. Radiator.

## BATHROOM

6' 2" x 6' 1" (1.90m x 1.87m)

The bathroom comprises; low level WC, pedestal wash hand basin and panelled bath with mixer shower over and glass screen. Tiled flooring and splash backs. Extractor fan and shaver point. Radiator. uPVC double glazed window to front.

## OUTSIDE

### REAR GARDEN

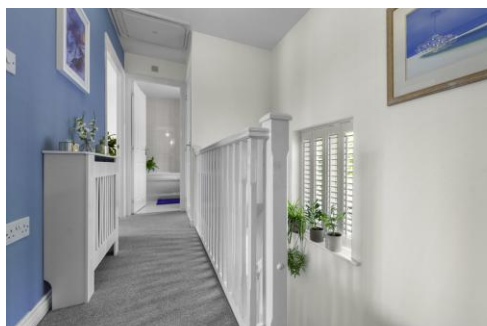
An enclosed, well presented rear garden mainly paved with artificial lawn and boundary fence. Hedge borders. Gated access to driveway. Outside tap. Summer house with double doors to front and windows inside.

## SINGLE GARAGE

A single garage with up and over door. Light and power. Parking for two cars in front.

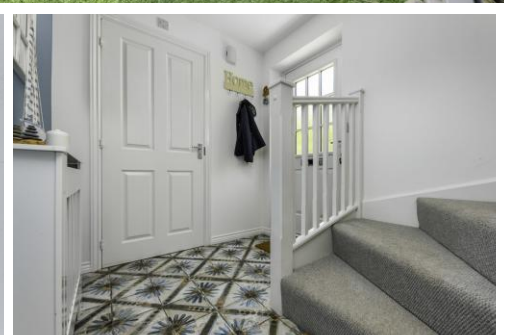
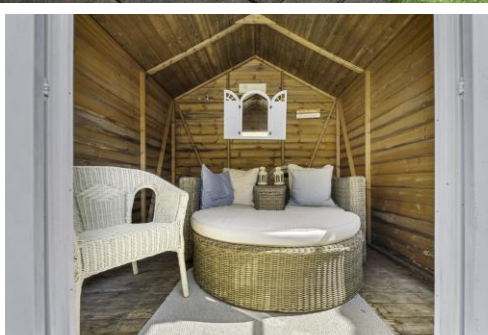


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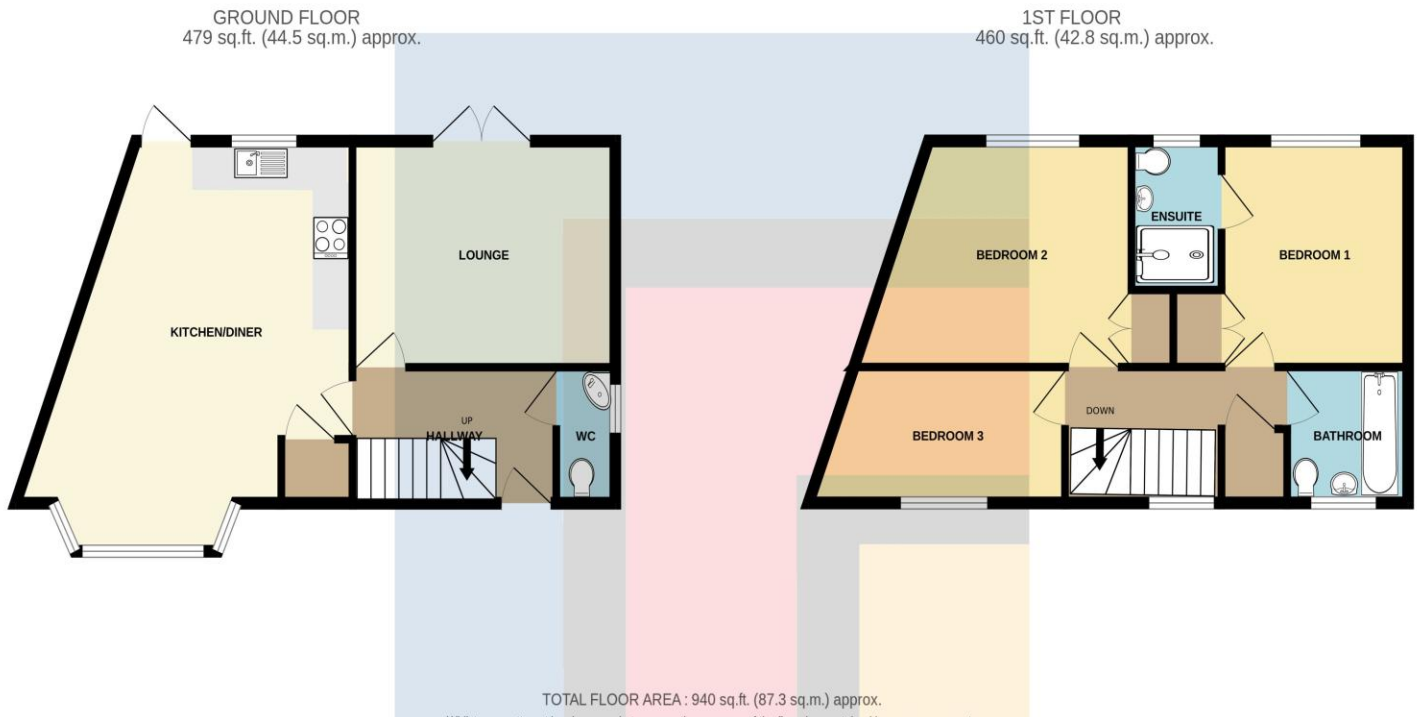




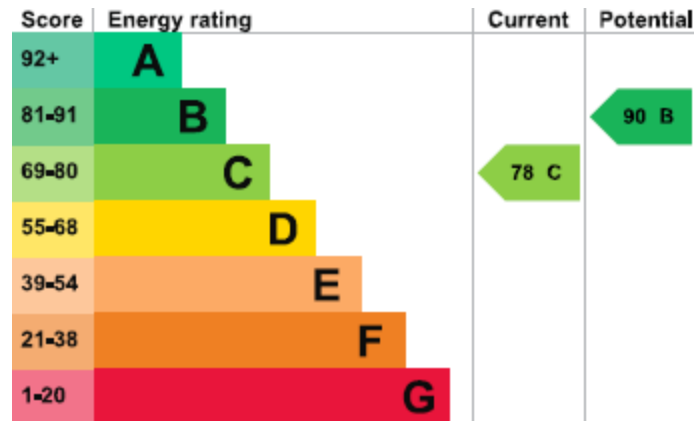
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