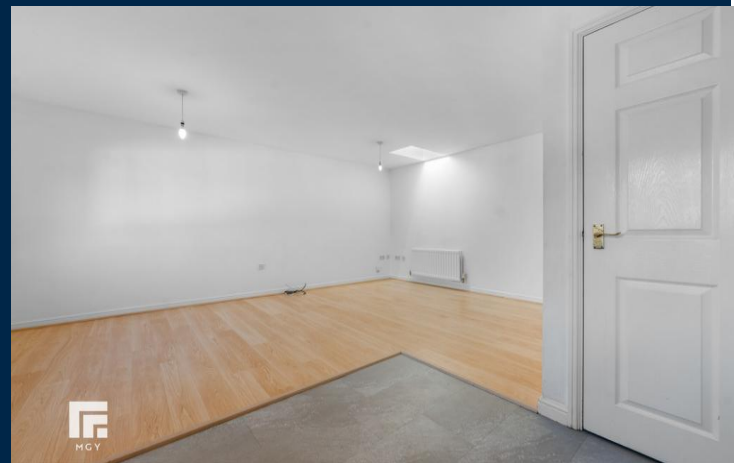




54 GOETRE FAWR
RADYR
CARDIFF CF15 8EU

ASKING PRICE OF
£235,000



COACH HOUSE



TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 940 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** LARGER STYLE TWO BEDROOM COACH HOUSE WITH GARAGE ** SOUGHT AFTER LOCATION ** NO CHAIN **** A spacious and well presented, two bedroom coach house in the sought after area of Radyr, being a short distance from local amenities and transport link. Ground floor entrance, first floor hallway, spacious kitchen/lounge and diner, two bedrooms with fitted wardrobes and a family bathroom with shower over bath. Gas central heating. Garage with electric door. No chain. EPC Rating: C

BEDROOM ONE

10' 2" x 8' 8" (3.12m x 2.65m)

Overlooking the entrance approach, a good sized double bedrooms. Built in wardrobes. Newly carpeted. Radiator.

BEDROOM TWO

13' 4" x 9' 0" (max)(4.07m x 2.76m)

Aspect to front, a good sized second bedroom. Built in wardrobe. Laminate flooring. Radiator.

FAMILY BATHROOM

9' 0" x 6' 3" (2.76m x 1.93m)

White suite comprising low level wc, wash hand basin, panelled bath with shower above and swivel shower screen. Wall tiling to splash back areas. Window to rear pitch. Vinyl flooring. Electric shaver point. Extractor fan. Radiator.

GARAGE

17' 5" x 8' 8" (5.33m x 2.65m)

With electric up and over access door. Power and lighting. Large storage cupboard under the stairs.

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.

GROUND FLOOR ENTRANCE

Approached via a panelled entrance door leading to the ground floor entrance. Door to garage. Staircase to first floor. Radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the long central hallway. Laminate flooring. Large cupboard housing the combi gas central heating boiler. Two windows to rear pitch. Radiator.

KITCHEN/LOUNGE AND DINER

17' 7" x 17' 5" (max)(5.36m x 5.31m)

A spacious kitchen/lounge and diner with kitchen appointed along two sides in woodgrain finish fronts with chrome bar handles beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Integrated slim line dishwasher. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Large storage cupboard with shelving. Ample space for family seating and dining area. Two windows to front and additional window to rear pitch. Laminate flooring to lounge and dining area with vinyl flooring to kitchen area. Two radiators.

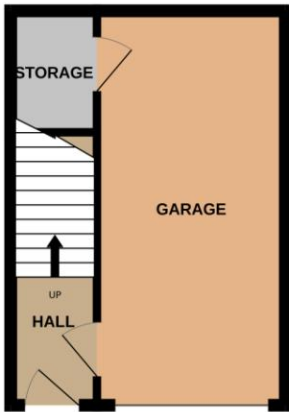


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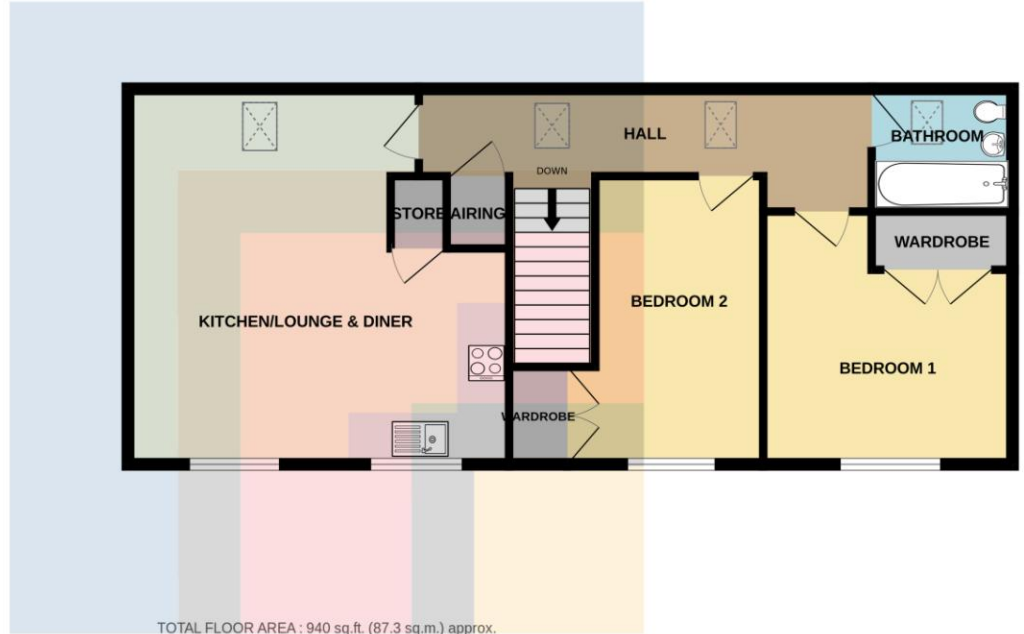


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GROUND FLOOR
231 sq.ft. (21.5 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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