

151 Goetre Fawr
Radyr | Cardiff | CF15 8ET

Semi-Detached House | Asking Price Of £235,000



mgy.co.uk

3 | 2 | 3 | 1

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

PROPERTY DESCRIPTION

** THREE BEDROOM SEMI DETACHED ** IDEAL FIRST TIME BUY OR INVESTMENT ** MGY are pleased offer this well presented semi detached property in a cul-de-sac location in popular Radyr. The property briefly comprises entrance hallway, cloakroom, kitchen, lounge/dining room, three bedrooms, ensuite and bathroom. Outside there is an enclosed rear garden and parking for two cars. Gas central heating and double glazed.
** NO CHAIN ** EPC: B

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 702 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 surgeries, restaurant, two well regarded primary schools and comprehensive school. There is also a train station and regular bus service to and from the City Centre. The property is situated close to Radyr woods which has numerous nature walks and footpaths and is near to the Taff Trail.

ENTRANCE

Two parking spaces to front with pathway to front door.

HALLWAY

Entered via uPVC double glazed door. Doors to kitchen, lounge, dining room and WC. Stairs rising to first floor. Radiator.

LOUNGE/DINER

15' 1" x 13' 5" (4.60m x 4.09m) uPVC double glazed French doors to the rear garden. Radiator. Under stair storage cupboard.

KITCHEN

10' 5" x 8' 0" (3.18m x 2.44m) uPVC double glazed window to front. A modern fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, gas hob and extractor over. Space for fridge/freezer, dishwasher and washing machine. Radiator.

WC

Low level WC. Wall mounted wall hand basin. Radiator.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Storage cupboard. Access to loft space.

MASTER BEDROOM

11' 8" x 8' 5" (3.58m x 2.59m) uPVC double glazed window to front. Radiator. Door to en-suite.

EN-SUITE

Shower cubicle. Low level WC. Pedestal wash hand basin. Extractor fan. Shaver point. Radiator.

BEDROOM TWO

8' 5" x 8' 5" (2.59m x 2.59m) uPVC double glazed window to the rear. Radiator.

BEDROOM THREE

6' 0" x 6' 3" (1.83m x 1.93m) uPVC double glazed window to the rear. Radiator.

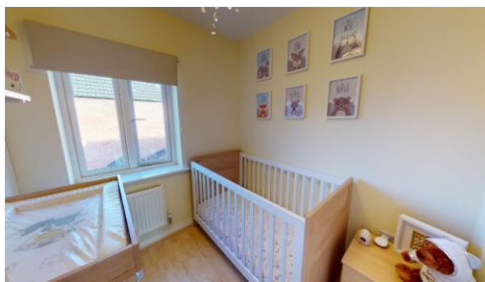
FAMILY BATHROOM

Low level WC, pedestal wash hand basin and panelled bath with shower over. Radiator. Extractor fan. Tiled splashbacks. uPVC obscure double glazed window to the front.

OUTSIDE

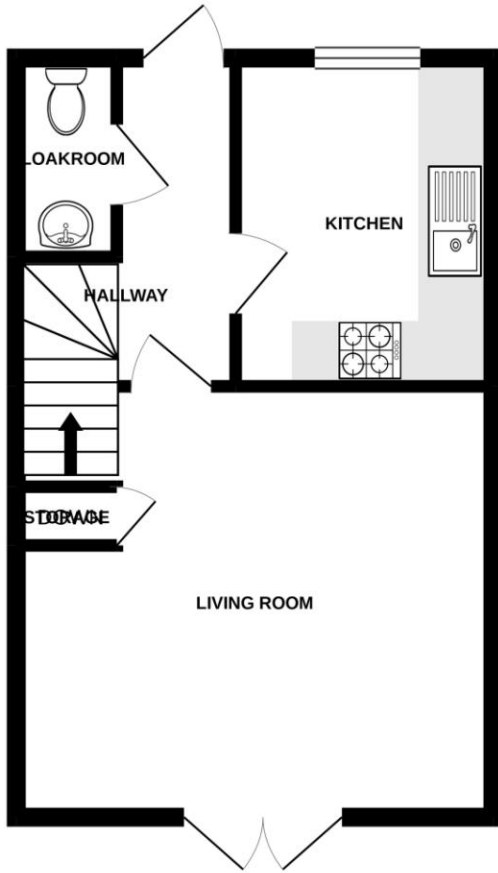
GARDEN

Enclosed rear garden, laid to lawn with paved patio area.

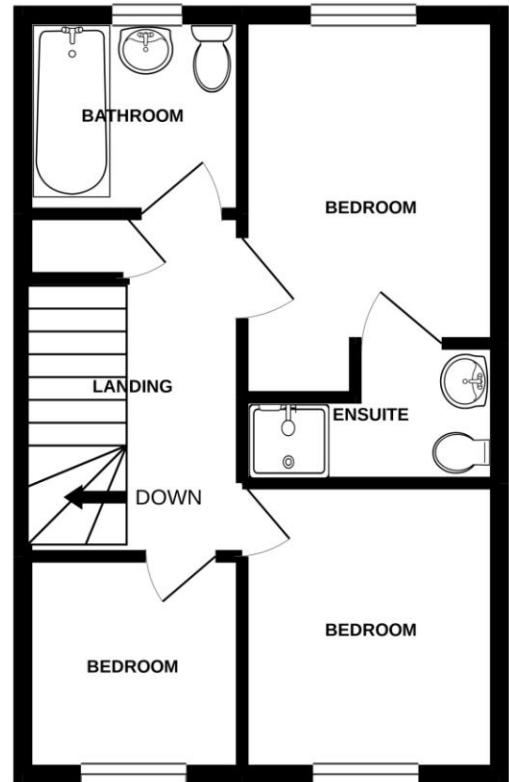


FLOORPLANS

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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.
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Radyr 029 2084 2124
6 Station Road, Radyr, Cardiff CF15 8AA

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.