

Goetre Fawr

RADYR, CARDIFF, CF15 8EU

OFFERS IN EXCESS OF £450,000

**Hern &
Crabtree**



Goetre Fawr

A beautifully presented four-bedroom detached property situated in the highly sought-after area of Radyr, offered for sale with no onward chain.

Ideally positioned within walking distance of a range of local amenities, excellent transport links and schools catering for all age groups, this attractive family home offers well-proportioned and versatile accommodation throughout.

The property is entered via a modern composite front door into a welcoming hallway, providing access to the lounge, dining room, study, downstairs WC, kitchen and utility room.

To the first floor are four well-proportioned bedrooms, with bedroom one benefiting from its own en-suite shower room, together with a family bathroom and access to the loft.

Externally, the property benefits from an enclosed, beautifully landscaped rear garden, providing an attractive and private outdoor space for relaxing and entertaining. There is also access to a single garage and driveway to the rear.

Goetre Fawr is located in the highly sought-after area of Radyr, which is exceptionally well served by local amenities. These include a parade of shops, golf and tennis clubs, doctors' and dentists' surgeries, an optician, restaurants, two well-regarded primary schools and a comprehensive school. Excellent transport links are provided by a nearby train station and regular bus services to and from Cardiff city centre.



Approx 1161.00 sq ft

Council Tax Band: G

Entrance

Entered via a pvc front door, stairs to the first floor, radiator, tiled flooring.

Office

Double glazed window to the front, radiator.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, tiled flooring.

Living Room

Double glazed bay window to the front, radiator, doorway to the dining room.

Dining Room

Double glazed patio doors to the rear, radiator.

Kitchen

Double glazed window to the rear and pvc door to the rear, kitchen fitted with a range of wall and base units with worktop over, storage cupboard, a four ring gas hob with electric oven and grill, stainless steel sink and drainer, space for dishwasher, radiator, recess lights, door to utility.

Utility

Fitted with wall and base units with work top, radiator, tiled floor.

First Floor Landing

Stairs rise up from the hall, access to loft space, storage cupboard housing the hot water cylinder.

Bedroom One

Double glazed window to the front, radiator, built in wardrobe.

En Suite

Double obscure glazed window to the side, walk in shower, w.c and wash hand basin, radiator, vinyl flooring.

Bedroom Two

Double glazed window to the front, radiator, built in wardrobe.

Bedroom Three

Double glazed window to the rear, radiator.

Bedroom Four

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the rear, bath, w.c and wash hand basin, heated towel rail, laminate flooring.

Garden

Enclosed by timber fencing, paved area, cold water tap, steps up to a lawn, mature flower beds.

Garage

A single garage with power.

Front

Slate chippings and flower beds.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

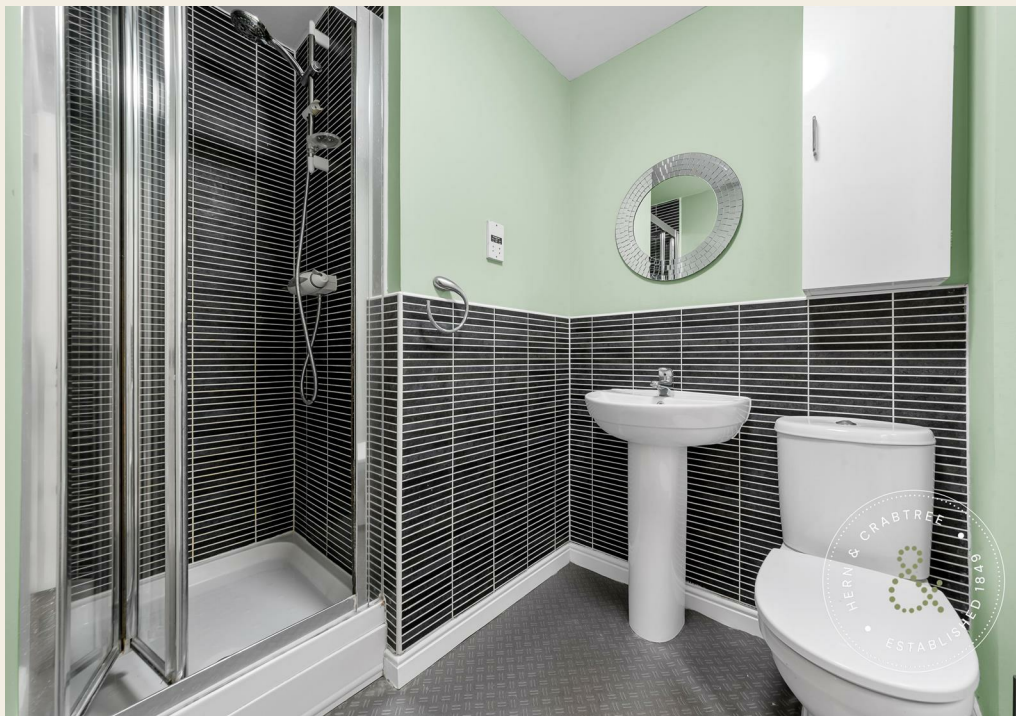
Additional Information

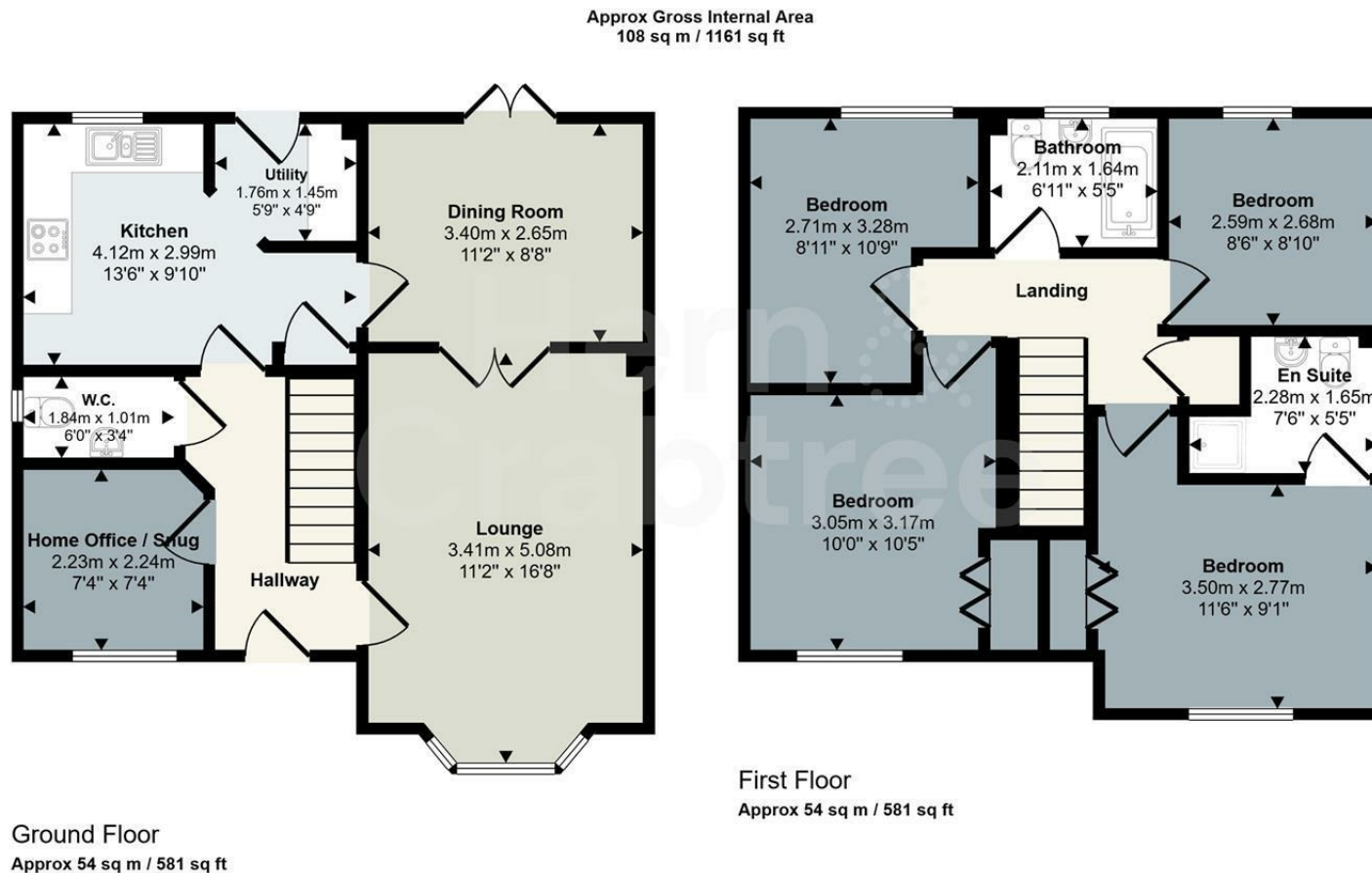
We have been advised by the vendor that the property is Freehold.

Epc - C

Council Tax - G







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



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