

Goetre Fawr

RADYR, CARDIFF, CF15 8EU

GUIDE PRICE £260,000

**Hern &
Crabtree**



Goetre Fawr

Situated in the sought-after and highly convenient area of Radyr, this modern two-bedroom home offers easy access to excellent transport links, local amenities, and picturesque walking routes.

The property features a welcoming entrance hallway, a convenient cloakroom, a well-appointed fitted kitchen, and a spacious lounge/dining area with direct access to the delightful rear garden. Upstairs, you'll find two generously sized bedrooms and a modern bathroom. Outside there is a beautifully maintained rear garden with a paved patio and low-maintenance artificial lawn, and a private driveway to the side.

Goetre Fawr is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, Italian 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. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.



592.00 sq ft

Entrance

Entered via a composite front door, built in storage cupboard, radiator, laminate flooring.

Cloakroom

Fitted with w.c and wash hand basin.

Kitchen

double glazed window to the front, fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer, plumbing for a washing machine, a four ring gas hob with cooker hood above and integrated oven, space for a fridge/freezer, radiator, wood laminate flooring.

Lounge

Double glazed window to the rear and double glazed door leads out to the rear garden, radiator, wood laminate flooring, stairs to the first floor with understairs alcove.

First Floor Landing

Double glazed window to the side, access to loft space, laminate flooring.

Bedroom One

Double glazed window to the rear, radiator, built in storage cupboards and built in wardrobe, wood laminate flooring.

Bedroom Two

Double glazed window to the front, radiator, wood laminate flooring.

Bathroom

Double obscure glazed window to the front, bath with plumbed shower over, w.c and wash hand basin, shaver point, extractor fan, heated towel rail, part tiled walls, wood laminate flooring.

Rear Garden

Enclosed garden, patio and Astro turf lawn, timber framed storage shed, outside cold water tap, gate to side.

Front

Driveway to side for one vehicle.

Disclaimer

Disclaimer: Property details are provided by the seller and

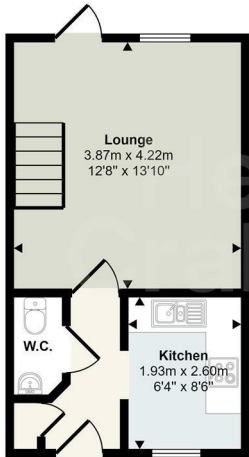
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

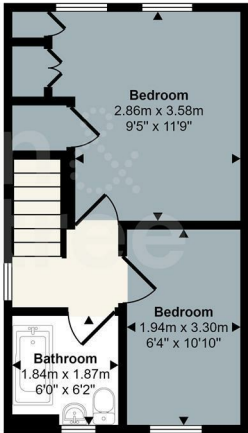


Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area
55 sq m / 592 sq ft

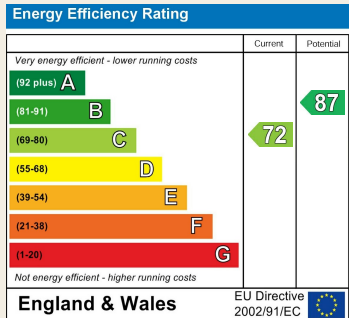


Ground Floor
Approx 27 sq m / 293 sq ft



First Floor
Approx 28 sq m / 299 sq ft

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.



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