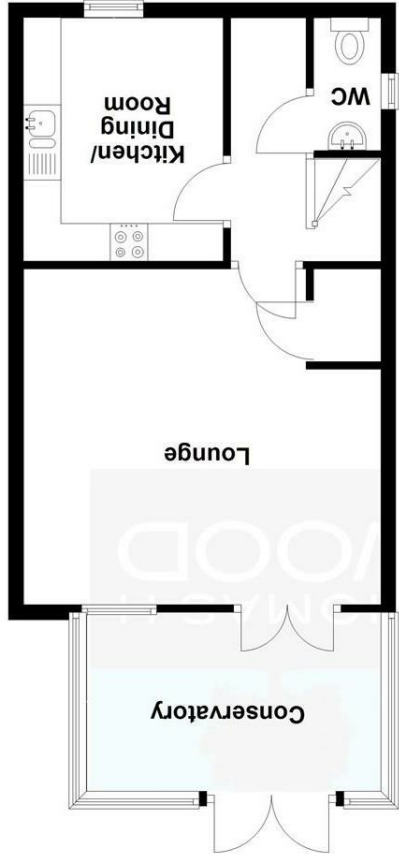
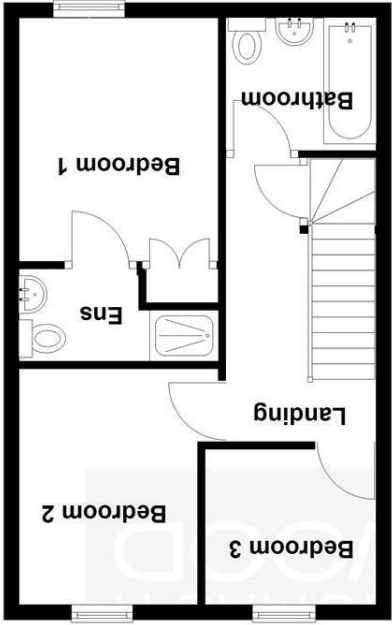


Total area: approx. 916.1 sq. feet



Ground Floor  
Approx. 508.8 sq. feet



First Floor  
Approx. 407.2 sq. feet

Energy Efficiency Rating	
Current	Potential
76	91
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales	

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

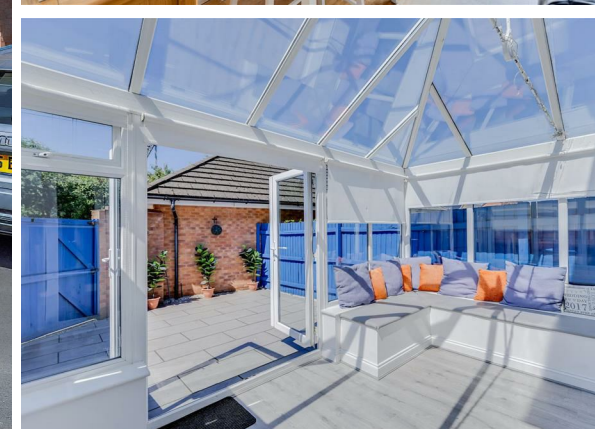
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CONTACT

THOMAS H WOOD





67 Goetre Fawr,  
Radyr, Cardiff  
CF15 8ET

Asking Price £315,000  
House - End Terrace  
3 Bedrooms

Tenure - Freehold

Floor Area - 915.00 sq ft

Current EPC Rating - C76

Potential EPC Rating - B91

Nestled in Goetre Fawr in Radyr, this stylish three-bedroom family home provides contemporary living with versatile spaces and a beautifully presented, low-maintenance garden. It boasts a private garage and rear driveway, ensuring a bright and spacious layout that's ideal for families, first-time buyers, or those looking to downsize without compromising on comfort or convenience.

The current owners have maintained the property to a high standard, incorporating modern interiors such as a high-gloss fitted kitchen, an inviting lounge/diner, and a conservatory that seamlessly opens onto a private, walled garden. The upper floor features three well-proportioned bedrooms, a modern en-suite shower room, and a stylish family bathroom.

#### ENTRANCE HALLWAY

The entrance hallways lead to a welcoming hallway with wood flooring, a radiator, and stairs to the first floor.

#### CLOAKROOM

0.86m x 1.77m (2'9" x 5'9")

Fitted with a low-level WC and wash hand basin with tiled splashback, a radiator, wood flooring, and an obscured side window.

#### KITCHEN/BREAKFAST ROOM

3.37m x 2.66m (11'0" x 8'8")

Well-fitted with modern high-gloss units and laminate worktops. Includes a 1.5-bowl stainless steel sink, four-ring gas hob with concealed extractor and oven below, plumbing for a washing machine and dishwasher, and space for a tumble dryer and fridge/freezer. Matching wall cabinets, wood flooring, tiled splashbacks, and a front-facing window. Concealed 'Baxi' boiler. Space for a breakfast table and radiator.

#### LOUNGE/DINING ROOM

4.76m x 4.47m (15'7" x 14'7")

A generous reception space with French doors to the conservatory and additional rear window. Features a fireplace, built-in corner TV unit, understairs storage, two radiators, and ample space for both living and dining.

#### CONSERVATORY

2.57m x 4.27m (8'5" x 14'0")

A bright and airy space overlooking the rear garden with French doors to the patio. Double-glazed roof, fitted corner seating with storage below, quality laminate flooring, and radiator.

#### FIRST FLOOR LANDING

Reached via a quarter-turn staircase to a central landing with an airing cupboard housing the hot water cylinder. Loft access via a drop-down ladder (part boarded).

#### BEDROOM ONE

3.32m x 2.77m (10'10" x 9'1")

A well-sized primary bedroom overlooking the front of the property, with carpeted floor, painted walls and smooth ceiling with coving. UPVC window and radiator panel. Fitted wardrobes along two sides.

#### EN-SUITE SHOWER ROOM

1.33m x 2.78m (4'4" x 9'1")

Modern suite comprising a walk-in shower with twin-head fixture, folding screen, vanity wash basin with storage, and low-level WC. Fully tiled walls, tiled floor, chrome heated towel rail, extractor fan, and shaver point.

#### BEDROOM TWO

3.22m x 2.52m (10'6" x 8'3")

A spacious rear-facing double bedroom with carpeted floor, painted walls and smooth ceiling with coving. UPVC window and radiator panel.

#### BEDROOM THREE

2.22m x 2.17m (7'3" x 7'1")

A well-proportioned single bedroom, with carpeted floor, painted walls and smooth ceiling with coving. UPVC window and radiator panel.

#### FAMILY BATHROOM

1.90m x 1.86m (6'2" x 6'1")

Fitted with a panelled bath and chrome twin-head shower over, glazed shower screen, wash basin, and low-level WC. Tiled splashbacks, tiled floor, chrome heated towel rail, obscured front window, extractor fan, and shaver point.

#### OUTSIDE

##### REAR GARDEN

A beautifully landscaped, west-facing patio garden designed for easy maintenance and year-round enjoyment. Enclosed by a combination of brick walling and timber fencing, with a rear access gate leading to the driveway and:

##### GARAGE

Detached single garage with light & power, accessed via the rear driveway offering private off-road parking and storage.

#### TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

#### COUNCIL TAX

Band E



