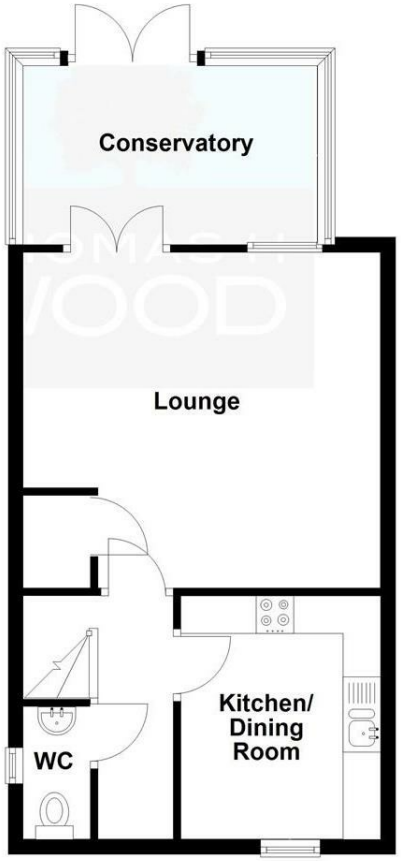
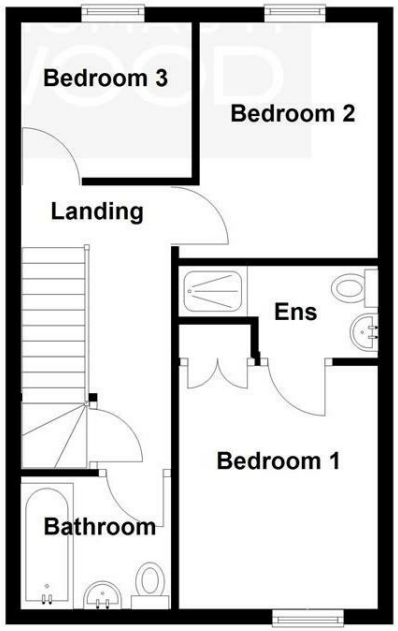
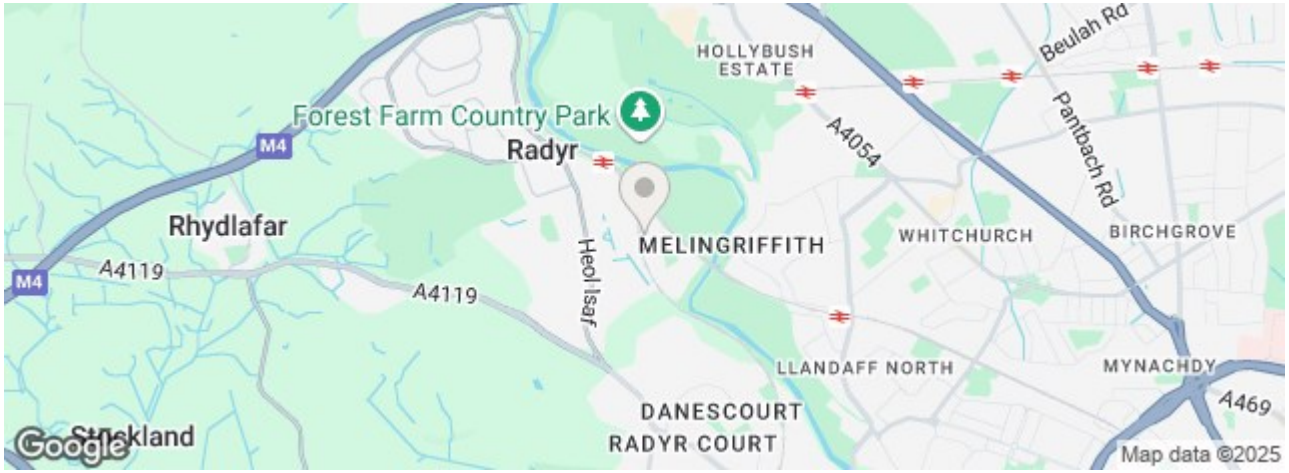
Ground Floor
Approx. 508.8 sq. feet



First Floor
Approx. 407.2 sq. feet



Total area: approx. 916.1 sq. feet



THOMAS H WOOD

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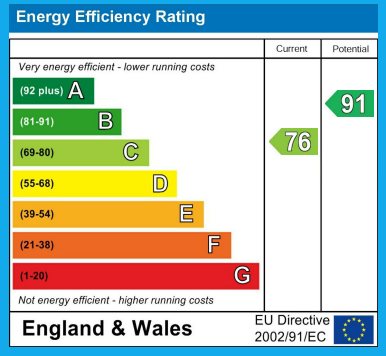

THOMAS H WOOD

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

3

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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 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