

5 Station Road,
Radyr, Cardiff,
CF15 8AA

RADYR BRANCH

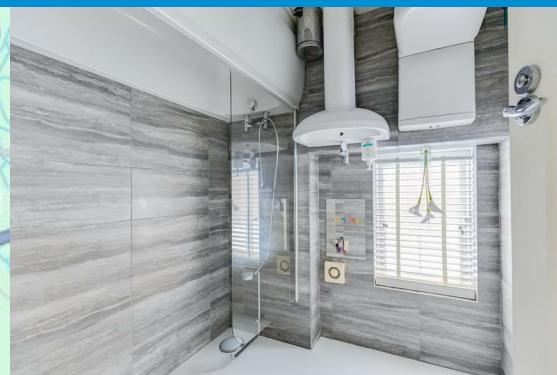
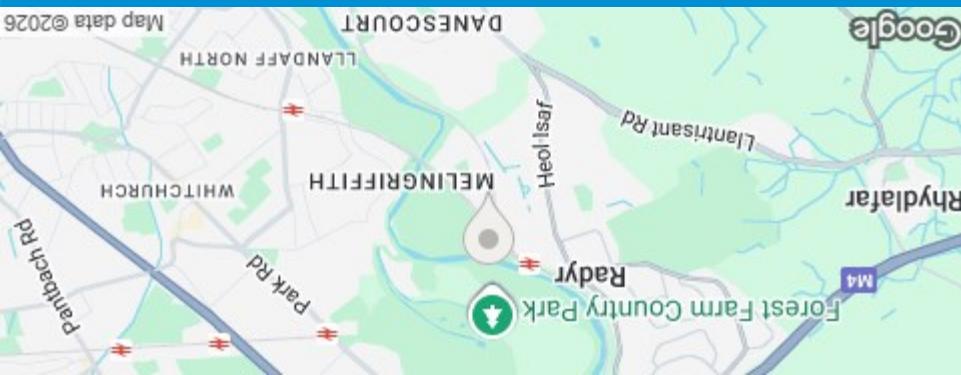
14 Park Road,
Whitchurch
CF14 7BQ

WHITCHURCH BRANCH

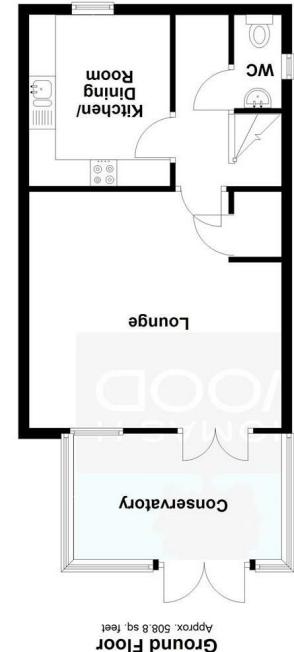
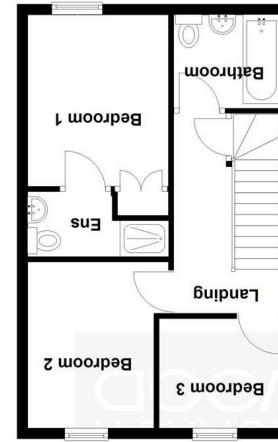
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CONTACT

THOMAS H WOOD

Total area: approx. 916.1 sq. feet



To book a viewing call 02920 626252

thomasashwood.com



Goetre Fawr,
Radyr, Cardiff,
CF15 8ET

THOMAS H WOOD

Asking Price
£305,000

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

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

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

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.

Features

- END TERRACE
- THREE BEDROOMS
- CONSERVATORY
- PRIVATE DETACHED GARAGE
- RADYR PRIMARY & COMPREHENSIVE SCHOOL CATCHMENT AREA
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TAFF TRAIL & NATURE WALKS
- GOOD TRANSPORT LINKS TO CITY CENTRE
- VIEWINGS HIGHLY RECOMMENDED

CONSERVATORY

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

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

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

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

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

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

Information

- Tenure: Freehold
- Current EPC Rating: C
- Council Tax Band: E
- Potential EPC Rating: B
- Floor Area: 915.00 sq ft



3 BEDROOMS



2 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: C