



25 Goetre Fawr, Radyr

£185,000 Leasehold

**** TWO BEDROOM BAY FRONTED APARTMENT ** NO CHAIN **** A bright and spacious two bedroom, bay fronted second floor (top floor) apartment in the sought after area of Radyr, enjoying superb views and being a short distance from Radyr village, other local amenities and exceptional transport links. Entrance hallway with two large storage cupboards, bay fronted kitchen/lounge/diner, two bedrooms and a modern fitted family bathroom with shower over bath. Gas central heating, double glazing. Communal gardens. Allocated parking space. No chain. EPC

Rating: C

Council Tax band: TBD

Tenure: Leasehold

LOCATION

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

COMMUNAL ENTRANCE

Intercom to all apartments. Carpeted staircase to all floors.

SECOND FLOOR

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to long hallway. Window to the rear. Laminate flooring. Two large storage cupboards. Radiator.

KITCHEN/LOUNGE AND DINER

Dimensions: 21' 8" x 14' 7" (into Bay) (6.61m x 4.47m). A bright and spacious reception with bay fronted window enjoying delightful views of Radyr Cricket Pitch and Castel Coch. Kitchen well appointed along two sides in light woodgrain finish fronts with chrome bar handles beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Matching range of eye level wall cupboards. Space for washing machine and dishwasher. Space for fridge freezer. Tiled splash back. Wall mounted 'Ideal Logic' gas central heating boiler. Ample space for family dining and seating area. Three additional windows. Laminate flooring. Two radiators.

BEDROOM ONE

Dimensions: 12' 9" x 9' 3" (3.90m x 2.82m). A good sized primary bedroom enjoying views to Radyr Cricket Pitch. Built out wardrobe. Radiator.

BEDROOM TWO

Dimensions: 9' 3" x 7' 1" (2.82m x 2.18m). Enjoying views of Radyr Cricket pitch, a good sized second bedroom. Radiator.

BATHROOM

Dimensions: 9' 4" x 5' 1" (2.87m x 1.55m). Quality, modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with 'Mira' twin head shower above and swivel shower screen. Wall tiling to splash back areas. Light up mirror. Extractor fan. LVT flooring. Chrome heated towel rail.

OUTSIDE

COMMUNAL GARDENS

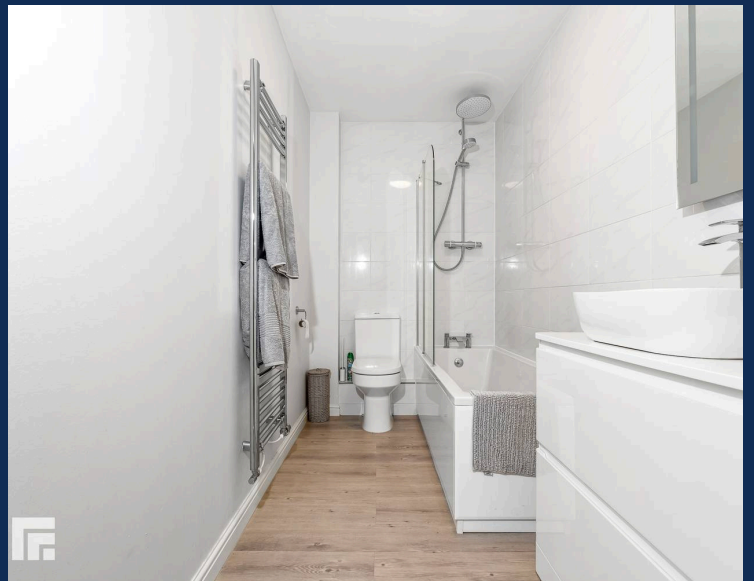
Area of lawns and paved pathways.

PARKING

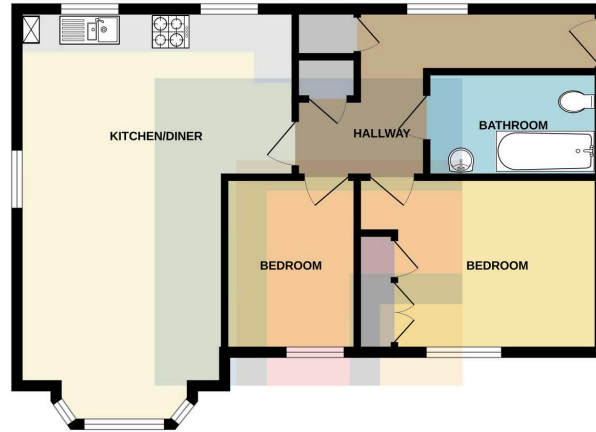
Allocated parking space to front.

ADDITIONAL INFORMATION

Tenure Leasehold - 250 years from 2006 Service charge Approx. £1764 per annum Ground rent Approx. £100 per annum



SECOND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq ft. (55.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, options and specifications shown here are not tested and no guarantee as to their quantity or efficiency can be given.
Map and version 2/2023

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