



MGY



40 Goetre Fawr, Radyr

£475,000 Freehold

DETACHED PROPERTY FOUR BEDROOMS LANDSCAPED REAR GARDEN A beautifully presented four bedroom detached property in the sought after area of Radyr the property is within walking distance to many amenities, transport links and schools at all levels. Entered via modern composite door to a welcoming hallway, lounge, dining room, study, wc, kitchen and utility. To the first floor, four bedrooms and a family bathroom with access to loft. Enclosed landscaped rear garden with access to the garage. EPC Rating: C

Council Tax band: G

Tenure: Freehold

Hallway

Entered via a modern composite door, a welcoming hallway. Radiator. Tiled flooring. Easy rising staircase. Doors to all rooms.

Cloakroom

6' 2" x 3' 5" (1.89m x 1.05m)

White suite; low level WC, pedestal wash hand basin with twin chrome taps. Radiator. Tiled splashback and flooring. Obscured glass window to side.

Study

7' 6" x 7' 5" (2.28m x 2.26m)

Ideal for a home office, a second versatile room. Radiator. UPVC window to front.

Lounge

17' 0" x 11' 3" (5.17m x 3.42m)

A spacious family lounge. Electric, modern wall hung fire. Radiator. UPVC bay window to front. Double doors opening into dining room.

Dining Room

11' 3" x 8' 8" (3.43m x 2.65m)

A good sized dining room. Ample space for dining room table and chairs. Radiator. Double French doors opening into rear garden. Door into kitchen.

Kitchen

13' 1" x 9' 9" (4.00m x 2.97m)

Appointed along two sides, high and low level cupboards beneath laminate worktops, 1.5 bowl stainless steel sink with chrome mixer tap and side drainer, integrated four ring gas hob with integrated extractor hood, integrated single oven and grill, space for fridge freezer and space for dishwasher. Built in under-stairs storage cupboard with light. Spotlights. Radiator. Tiled splashback and flooring. Opening through to utility room.

Utility Room

5' 10" x 4' 11" (1.79m x 1.51m)

Appointed along one side, high and low level cupboards beneath laminate work surface. Plumbing for washing machine. Radiator. Tiled flooring. Tiled splashback. Extractor fan. UPVC door with obscured glass panel opening into the landscaped rear garden.

First Floor Landing

Doors to all rooms, storage cupboard housing water cylinder and access to loft

Bedroom One

11' 6" x 9' 3" (3.51m x 2.83m)

Principal bedroom with fitted wardrobe, Upvc window to front and radiator. Door to en-suite.

Ensuite

5' 0" x 5' 7" (1.53m x 1.69m)

Low level WC with hand wash basin. Shower enclosure with shower. Radiator. Upvc opaque window to side.

Bedroom Two

10' 1" x 10' 5" (3.08m x 3.17m)

A generous second bedroom with Upvc window to front, fitted wardrobes and radiator.

Bedroom Three

8' 10" x 8' 7" (2.70m x 2.61m)

A good size third bedroom with Upvc window to rear, radiator.

Bedroom Four

10' 10" x 8' 10" (3.31m x 2.70m)

L-shaped fourth bedroom with Upvc window to rear, radiator.

Family Bathroom

7' 2" x 5' 7" (2.19m x 1.71m)

Low level closed cistern WC, wash hand basin. White suite panel bath. Upvc opaque window to rear, heated towel rail.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

Rear Garden:

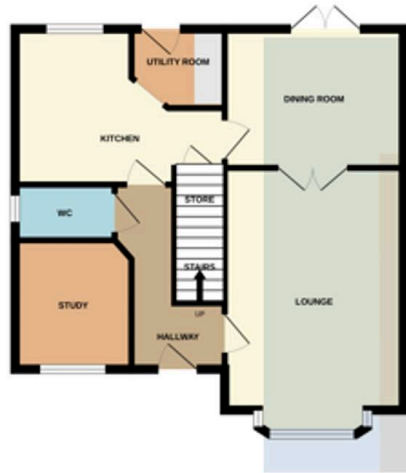
Bordered by a timber fence, an enclosed, landscaped rear garden. Paved patio with steps leading to an area laid to lawn. Mature trees and shrubs. Outside tap. Outside power socket. Timber gate to side for access. Pedestrian door leading into garage.

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GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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