



126 Goetre Fawr, Radyr

£235,000 Freehold

**** DETACHED FREEHOLD COACH HOUSE IN RADYR ** NO CHAIN **** An opportunity to acquire this modern detached coach house situated in the popular Sidings development in Radyr, close to all amenities. The accommodation briefly comprises hallway, landing, lounge/kitchen/diner, two bedrooms and bathroom. A door from the hallway leads into the integral garage and storage space. Parking space. Gas central heating. EPC: C Council Tax band: TBD

Tenure: Freehold

DESCRIPTION

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LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis club, doctors and dentist surgeries. Italian restaurant, two good primary schools and comprehensive school. There is also a train station and regular bus service to and from the city centre. The property is situated close to Radyr woods which has numerous nature walks and footpath near to the Taff Trail.

ENTRANCE

Entered via allocated parking and paved pathway to front door. Access to single garage.

GROUND FLOOR HALLWAY

Stairs rising to first floor. Door into garage. Radiator.

FIRST FLOOR LANDING

Airing cupboard housing combi central heating boiler. uPVC double glazed window to rear. Doors to kitchen/diner/lounge, two bedrooms and bathroom. Radiator.

KITCHEN/LOUNGE/DINER

Dimensions: 19' 2" x 17' 8" (5.85m x 5.39m). A spacious open plan room including lounge/kitchen/diner. uPVC double glazed window to front, plus two uPVC double glazed windows to rear. A fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, gas hob and extractor hood over. Space for fridge/freezer and washing machine. Storage cupboard. Two radiators.

BEDROOM ONE

Dimensions: 12' 3" x 11' 5" (3.75m x 3.49m). uPVC double glazed window to front. Radiator.

BEDROOM TWO

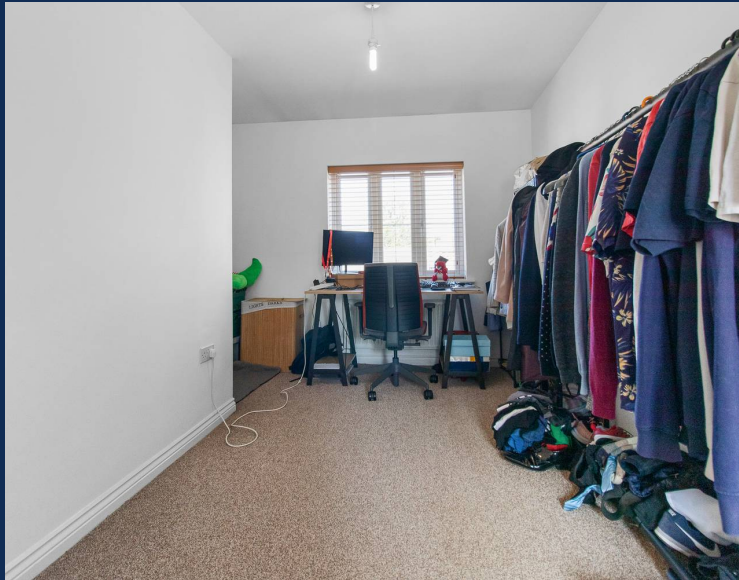
Dimensions: 13' 9" x 11' 2" (4.20m x 3.41m (max)). uPVC double glazed window to front. Radiator. Loft access.

BATHROOM

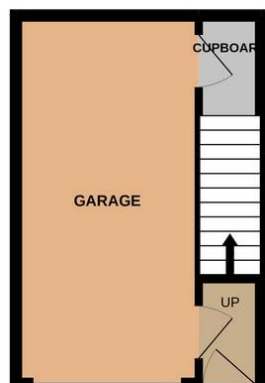
Dimensions: 7' 3" x 6' 4" (2.22m x 1.94m). uPVC double glazed window to rear. Panelled bath with shower over. Pedestal wash hand basin. Low level wc. Part tiled walls. Radiator. Shaver point. Extractor fan.

GARAGE

Dimensions: 17' 0" x 9' 1" (5.20m x 2.79m). Up and over garage door. Storage cupboard. Light and power.



GROUND FLOOR
206 sq.ft. (19.1 sq.m.) approx.



FIRST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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