



Five Bedroom Detached Family Home
Goetre Fawr, Radyr, Cardiff, CF15 8EU
Offers in the region of £550,000

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Stunning | **RARE OPPORTUNITY** | TWO Reception rooms | **Large open plan living space** | Within Close proximity to Cardiff City Centre | **Five Bedroom with TWO Ensuite Bathrooms** | Detached Modern Build Kitchen/Breakfast Room | **Low Maintenance Rear Garden** | Large Family Home with Spacious Bedrooms | **Close to Radyr Metro Station** | Close to Taff Trail | Drive & Garage | **EPC: C** Great School Catchment | **MUST BE SEEN!**

This beautifully presented five-bedroom detached home in sought-after Radyr, offering two en-suites, spacious lounge/diner, kitchen/breakfast room, man cave, utility, garage and parking. Close to village amenities, transport links and top school catchments. Viewing essential.

MOVE2HERE are proud to present this beautifully presented five-bedroom detached home in the highly desirable village of Radyr. Offering two en-suite bedrooms, a spacious kitchen/breakfast room, generous lounge/diner, versatile family room/man cave, utility room, and downstairs WC, this modern property provides superb family living with off-road parking and a single garage.

Set within a quiet contemporary development, the home enjoys a bright dual-aspect lounge/diner with patio doors to the low-maintenance rear garden. The kitchen/breakfast room features quality units, ample workspace, and direct garden access, with a separate utility room offering additional storage and appliance space. A cloakroom completes the ground floor.

The first floor hosts three bedrooms, including two generous en-suite doubles, plus a third bedroom currently used as a home office. The top floor provides two further double bedrooms, one arranged as the main bedroom and the other as a walk-in wardrobe, easily reinstated as a fifth double. The property benefits from gas central heating and double glazing throughout.

Located just a short walk from Radyr village, residents enjoy convenient access to local shops, cafés, doctors, Radyr Golf Club, tennis courts, and scenic riverside walks. Excellent transport links include the A470, M4, and Radyr Metro Station, offering fast connections to Cardiff city centre. The property also falls within the sought-after catchment for Radyr Primary, Radyr Comprehensive, and Plasmawr schools.

Offering space, flexibility, and an enviable lifestyle, this impressive home at The Sidings is ideal for families seeking modern living in a thriving village community.

Viewing is highly recommended.



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THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY - Enter the property through a modern composite door into a spacious and welcoming hallway. Quality laminate flooring and grey carpeted stairs create a contemporary first impression. The hallway includes an under-stairs storage cupboard, radiator, ceiling light and multiple electrical sockets, with doors leading to the living room, man cave/playroom, kitchen and ground-floor cloakroom.

LIVING ROOM - A large, bright family reception room featuring a double-glazed window to the front and French doors to the rear, allowing natural light to flow throughout the space. This generous room provides the perfect environment for family relaxation and entertaining. It opens into the formal dining area, which enjoys views over the garden and direct access to the large patio. Finished with quality laminate flooring, two radiators, TV aerial point, plastered ceiling, electrical sockets and two ceiling lights.

KITCHEN/BREAKFAST ROOM - A spacious and sociable family kitchen fitted with a wide range of base and wall units offering excellent storage. The worktop incorporates a stainless steel sink with drainer and mixer tap, with space for an integrated dishwasher and fridge-freezer. The electric double oven, four-ring gas hob and extractor hood make this an ideal kitchen for keen cooks. French doors open from the breakfast area onto the rear garden and patio, creating a seamless indoor-outdoor flow. Finished with cream ceramic tiled flooring, plastered ceiling and uPVC windows to the side and rear. There is ample room for a breakfast table and generous work surface space.

UTILITY - Accessed from the kitchen, the utility room provides additional storage and workspace with further wall and base units and complementary worktop. It includes a sink with mixer tap, plumbing for a washing machine and tumble dryer, and houses the wall-mounted gas combination boiler. Finished with cream ceramic tiled flooring.

MAN CAVE/PLAYROOM/HOME OFFICE - Originally designed as the formal dining room, this versatile space is currently used as a teenage hideaway. It can easily function as a playroom, home office or be reinstated as a dining room. Finished with quality laminate flooring.



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CLOAKROOM - A modern two-piece suite comprising low-level WC and vanity wash hand basin with storage beneath. Includes a radiator, obscured front window and grey laminate flooring.

From the hall swish back staircase rises to the two floors above.

To the first floor

BEDROOM ONE - A generous double bedroom with modern fitted wardrobes, including a four-door integrated wardrobe and an additional two-door wardrobe. With laminate flooring, radiator, electrical sockets and a front aspect window, this peaceful room offers an ideal retreat with direct access to the en-suite.

ENSUITE - A contemporary three-piece suite featuring a walk-in shower, low-level WC and wash hand basin with mixer tap. Benefits include laminate flooring, stainless steel heated towel rail, extractor fan and an obscure rear window.

BEDROOM TWO - A second spacious double bedroom, almost identical in size to Bedroom One, with a front aspect feature window. It includes two built-in wardrobes, a radiator and access to its own en-suite. The room comfortably accommodates a king-size bed while still offering generous floor space.

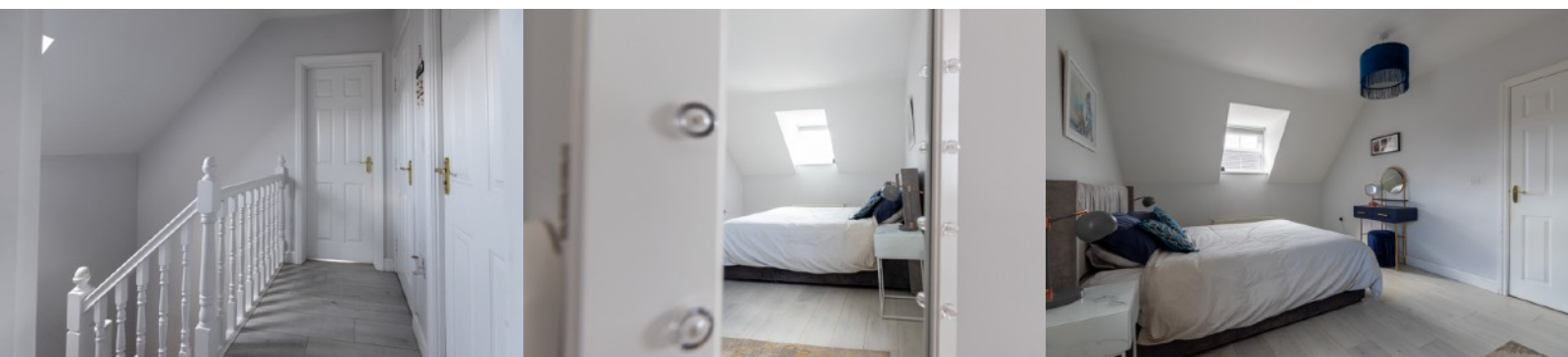
EN-SUITE - A modern en-suite comprising a double walk-in shower, pedestal wash hand basin and low-level WC. Finished with laminate flooring, partially tiled walls, radiator, shaving point and ceiling light.

BEDROOM FIVE/STUDY - A single bedroom currently used as a home office, featuring a front aspect window, electrical sockets, ceiling light and grey carpet.

From the landing swish back staircase rises to the final floor above.

Access to final two bedrooms plus a family bathroom, with a storage cupboard housing water tank. Velux window to ceiling.

BEDROOM THREE - A well-proportioned double bedroom currently used as the master suite. Positioned two floors above the main living areas, it offers a peaceful and private retreat. Features include laminate flooring, a front aspect window, side window and radiator.



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BEDROOM FOUR - Another generous double bedroom with two double-glazed windows to the front and rear, allowing excellent natural light. The room includes modern six-door fitted wardrobes, laminate flooring, two radiators and electrical sockets. Ideal as a guest room, teenager's room or walk-in dressing room.

FAMILY BATHROOM - A three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC. The room features tiled flooring, partially tiled walls, radiator and ceiling light.

REAR GARDEN - A beautifully arranged, low-maintenance garden divided into several zones. A large patio outside the living room provides the perfect setting for barbecues and outdoor dining. A second decked area offers an ideal spot for evening drinks in the sun. The garden also includes side gate access, space for refuse bins, a garden shed and an artificial lawn for year-round greenery. Lovingly maintained by the current owners, this sunny garden is designed for enjoyment.

GARAGE - A single garage located to the rear of the property, accessed via side gates, with an up-and-over door.

TENURE - We are advised that this property is **FREEHOLD**. Although Move2here has not inspected relevant paperwork to support this.

COUNCIL TAX BAND - BAND G.

ENERGY PERFORMANCE - BAND C

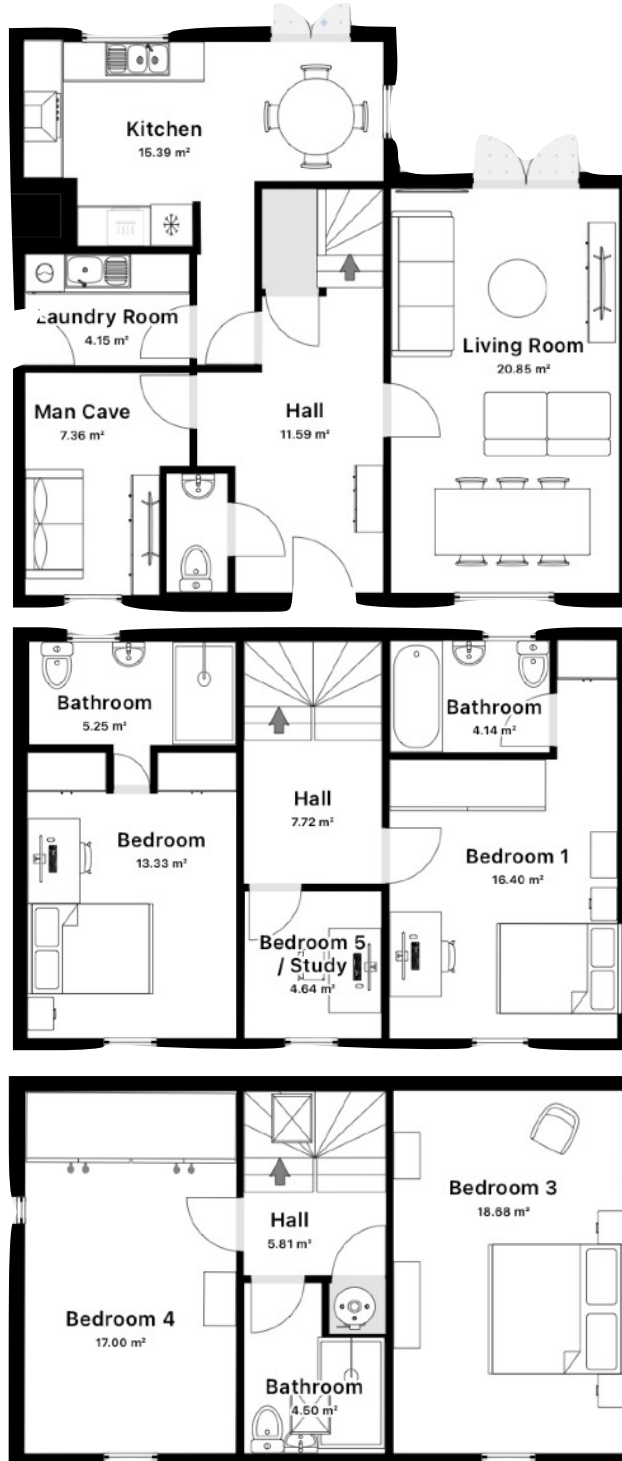
Viewing Arrangements - **Strictly by Appointment ONLY**



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Floorplan



Room Dimensions

- Kitchen
17'9" x 10'0"
(5.41m x 3.07m)[Max]
- Living room
11'3" x 19'11"
(3.43m x 6.08m)
- Man Cave
8'2" x 10'11"
(2.48m x 3.33m)[max]
- Laundry Room
8'1" x 5'6"
(2.48m x 1.68m)
- Hall
9'2" x 19'11"
(2.80m x 6.06m)[Max]
- WC
3'0" x 5'10"
(0.92m x 1.78m)
- Bedroom 1
11'5" x 19'11"
(3.47m x 6.07m)[Max]
- Ensuite
8'0" x 5'7"
(2.43m x 1.70m)
- Bedroom 2
10'5" x 14'3"
(3.18m x 4.35m)[max]
- Ensuite
10'4" x 7'2"
(3.18m x 2.18m)[max]
- Bedroom 5/Study
6'9" x 7'4"
(2.07m x 2.24m)
- Bedroom 3
11'4" x 17'8"
(3.45m x 5.41m)
- Bedroom 4
10'4" x 17'8"
(3.15m x 5.41m)
- Family Bathroom
6'1" x 8'4"
(2.10m x 2.54m)[max]

Move2here Limited have not tested any apparatus, equipment, fitting or service and therefore cannot confirm that they are in working order. Any perspective buyer is advised to obtain verification from their solicitor/surveyor. These particulars do not constitute any part of an offer of contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars. All negotiations are to be conducted through move2here limited. Please note that nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical or otherwise or any other fixtures not expressly included from part of the property offered for sale.

In order to assist our buyers we offer a confidential independent mortgage advisor service without obligation or charge. Our mortgage specialist are available at any time see you at your convenience at your existing home.

In order to protect our vendors and also to provide them with as much information as we possible can, every offer that is made to move2here limited is subject to qualification. Mortgages are not available to people under the age of 18 and all mortgages are subject to status and valuation. Remember any lender will require a charge on the property.