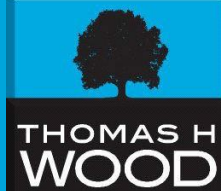




1 Foxall Cottage

Main Road, Gwaelod-y-garth, CF15 9JA



Asking Price Of £275,000

2 Bedrooms



A stunning and fully refurbished traditional, two-bedroom cottage with roof terrace and landscaped rear garden with commanding views across the valley. The current owner has finished the property to a very high standard and recent improvements include a new combination boiler, Wren kitchen, shower room, underfloor heating in the kitchen and wood burning stove. The accommodation briefly comprises a porch, sitting room, kitchen, two bedrooms and shower room. To the rear of the property is a roof terrace sited on the roof of the single storey kitchen extension and beautiful landscaped garden. Ideally located in the heart of this delightful village on the outskirts of Cardiff and a short walk from the popular Gwaelod y Garth Pub. Within easy reach of the M4 and A470 motorways. On road parking to the front of the property. Viewing is highly recommended.

PORCH

Via wooden door and glazed door to sitting room. Fitted cupboards to one wall.

SITTING ROOM

19'7" x 13'4" (6.03m x 4.05m) max. Exposed stone wall, painted walls and exposed wooden beams. LVT parquet flooring, Wood burning stove and log store. Double glazed uPVC windows to front and rear. To double radiator panels, room thermostat. Stairs to first floor

KITCHEN

12'4" x 8'1" (3.76m x 2.47m) max. A recently installed modern kitchen with indigo and cream wood grain effect doors and solid oak worksurfaces. Inset sink with instant boiling water tap. Induction hob, extractor hood and Neff electric oven. Double glazed uPVC windows to side and rear, door to side. Integrated washing machine, dishwasher, and fridge/freezer. LED lighting.

BEDROOM 1

3.37m x 3.46m max. Via enclosed, semi-circular staircase to landing. Painted walls and ceiling. Wall lights. Access to boarded loft area. Double glazed window to front. Phone point. Fitted wardrobes to one wall. Double radiator panel with TRV.



SHOWER ROOM

1.55m x 2.41m max. A stunning shower room with wet room effect shower, glazed screen, low level WC and wash hand basin. Wall mounted shower controls, ultra slim ceiling mounted shower head and handheld shower. Fully tiled walls and floor, electric towel radiator, spotlights, and window to rear aspect.

BEDROOM 2

2.35m x 2.41m Painted walls and ceiling. Carpeted floors, spotlights Double glazed uPVC door to roof terrace.

OUTSIDE

FRONT

Stone steps to small seating area. On road parking.

REAR

External WC. External light and tap. Steps to landscaped garden. Bridge to roof terrace. Timber fencing, mature shrubs, and trees.

TENURE

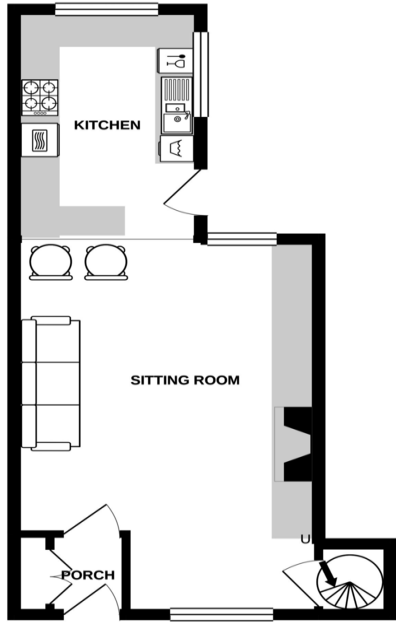
This property is understood to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

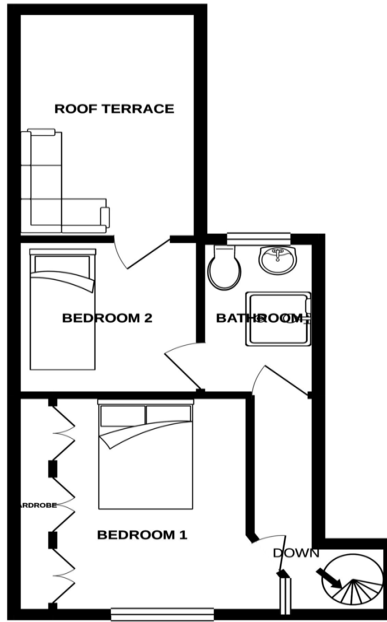
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GROUND FLOOR
34.8 sq.m. (374 sq.ft.) approx.



1ST FLOOR
35.4 sq.m. (381 sq.ft.) approx.



2 BED COTTAGE

TOTAL FLOOR AREA : 70.2 sq.m. (755 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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