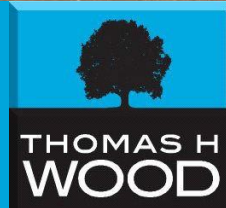




10 Banc Yr Afon

Gwaelod-y-garth, Cardiff, CF15 9TU



Asking Price Of £420,000

4 Bedrooms



A marvellous opportunity to purchase this immaculate four bedroom, detached property located in this quiet cul de sac in Gwaelod y Garth. Banc Yr Afon is small development of mainly detached properties and within walking distance to the highly regarded Gwaelod y Garth Inn and beautiful rural walks. Ideally situated and within easy reach of the M4, A470 motorways and catchment of Gwaelod Primary School, Ysgol Gyfun Plasmawr and Radyr Comprehensive. The accommodation briefly comprises an open porch, entrance hall, sitting room, office/playroom, dining room, kitchen, utility and WC. To the first floor there are four bedrooms, with the master having an en-suite shower room and family shower room.

ENTRANCE HALL

Via open porch. Double glazed composite front door. Painted walls, coving, painted ceiling, laminate flooring. Single radiator panel, heating thermostat. Alarm controls. Door to garage. Stairs to first floor.

SITTING ROOM

16'2" x 11'2" (4.94m x 3.40m) max. Painted walls, coving, painted ceiling, laminate flooring. Two double radiator panels with TRVs. Stone effect, electric fire. Double glazed uPVC windows to front bay. TV and phone points

OFFICE/PLAYROOM

16' 4" x 8' 9" (5.00m x 2.67m) A good size room with laminate flooring, painted walls, electric wall mounted heater, uPVC window overlooking the front aspect

DINING ROOM

10'11" x 7'11" (3.35m x 2.39m) max. Painted walls, coving, painted ceiling, laminate flooring. Double radiator panel with TRV. Double glazed uPVC French doors to rear

KITCHEN

16'5" x 8'8" (5.02m x 2.64m) max. Beech effect units with wood effect worksurface and tiled splashback. 1 ½ stainless steel sink and drainer with chrome mixer tap. Four ring gas hob, extractor canopy over and single electric oven. Double glazed uPVC window to rear. Space for fridge/freezer, washing machine and dishwasher. Double radiator panel with TRV. Door to rear.



UTILITY ROOM

1.58m x 1.88m Single stainless steel sink and drainer with chrome mixer tap. Painted walls and ceiling, recessed halogen lighting, ceramic tiled floor. Cupboard housing boiler.

WC

1.60m x 0.85m White suite comprising low level WC, corner wall hung basin with chrome taps. Double glazed uPVC window to side. Single radiator panel with TRV. Painted walls and ceiling, ceramic tile floor.

LANDING

Via painted white staircase. Painted walls and ceiling. Access to loft area. Airing cupboard containing hot water cylinder. Double radiator panel with TRV. Double glazed uPVC window to side.

MASTER BEDROOM

13' x 11'1" (3.97m x 3.40m) max. Painted walls and ceiling with feature papered wall. Carpet. Double glazed uPVC window to front. Single radiator panel with TRV. TV and phone points

EN-SUITE/SHOWER ROOM

6'6" x 6'3" (2.00m x 1.91m) max. White suite comprising basin with chrome mixer tap set into white coloured vanity unit, low level WC, shower cubicle with chrome mixer shower and bi-fold door. Double glazed uPVC window to front. Painted walls and ceiling, recessed halogen lighting, tiled floor. Extractor fan. Single radiator panel with TVR.

BEDROOM 2

12'8" x 8'9" (3.87m x 2.68m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV.

BEDROOM 3

8'4" x 7'8" (2.72m x 2.34m) max. Painted walls and ceiling. Carpet. Double glazed uPVC window to rear. Single radiator panel with TRV.

BEDROOM 4

8'4" x 7'8" (2.72m x 2.34m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV. Phone point

BATHROOM

6'8" x 6'7" (2.03m x 2.01m) max. White suite comprising pedestal basin with chrome taps, low level WC, bath with shower. Double glazed uPVC window to front. Painted walls and ceiling, recessed halogen lighting, laminate floor. Extractor fan. Double radiator panel with TRV.

OUTSIDE

FRONT

Driveway with parking space for two cars. Decorative lawn with slate chippings. Access to rear garden via timber gate.

REAR

Paved patio area to laid to lawn. Raised decking area to the rear of the garden. Timber fencing to perimeter. Timber shed. External tap.

TENURE

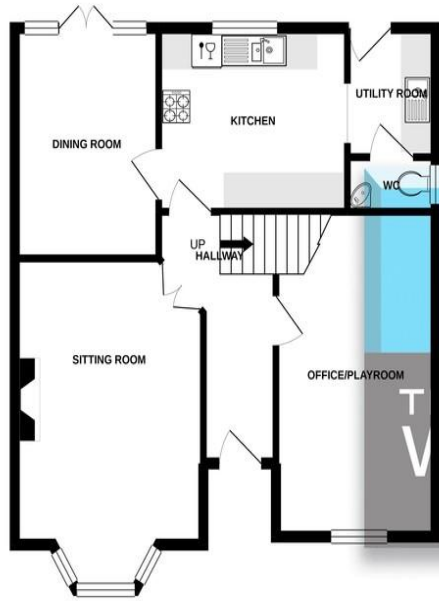
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

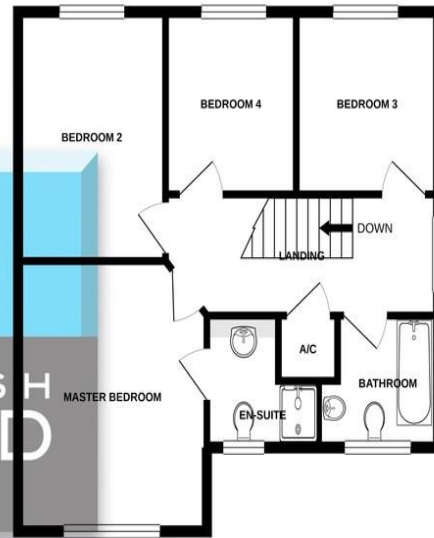
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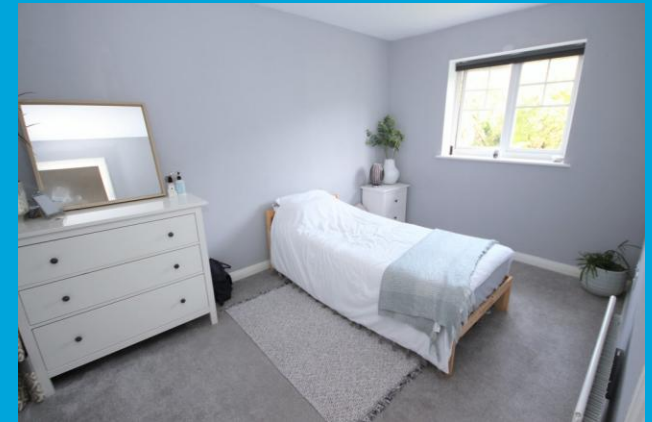
GROUND FLOOR
NaN sq.m. (NaN sq.ft.) approx.



FIRST FLOOR
NaN sq.m. (NaN 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		81 B
69-80	C		
55-68	D	62 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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