

3 Vine Cottage

Gwaelod-y-garth | Cardiff | CF15 9HQ

End Terrace Cottage | Offers In Excess Of £225,000



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PROPERTY DESCRIPTION

A delightful end terrace traditional cottage enjoying much charm and character, situated in a sought after location. Lounge with cast iron wood burner, kitchen/diner with modern Howdens kitchen. To the first floor there are two bedrooms with a Jack & Jill style family bath and shower room with underfloor heating. Gas central heating, double glazing. Sizeable rear garden enjoying elevated views. NO CHAIN. EPC Rating: D.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 635 sq ft
- **Viewing Arrangements** Strictly by Appointment

LOCATION

Gwaelod y Garth is a popular residential area on the outskirts of Cardiff set in semi-rural surroundings, yet has easy access to the M4 motorway and A470. There are excellent schools at all levels and it is in the catchment area for Ysgol Gwaelod y Garth and Radyr Comprehensive School. There is a regular bus service to Cardiff city centre as well as a train station at nearby Taffs Well, which is also served by many amenities.

ENTRANCE

With steps leading up to the front entrance approach. Pathway to front door.

LOUNGE

14' 0" x 11' 8" (4.29m x 3.57m)
Approached via uPVC stable style front door leading to the beautifully presented lounge, with reclaimed wood floor boarding, delightful stone fireplace with cast iron wood burner, shelving to either side of chimney breast with low level storage cupboard to one side.

Window overlooking the entrance approach and radiator. Door leading to kitchen.

KITCHEN/BREAKFAST ROOM

13' 0" x 10' 5" (3.97m x 3.18m)
Modern fitted Howdens kitchen appointed along two sides in grey finish shaker style fronts with chrome bar handles beneath solid wood worktop surfaces, inset ceramic sink with side drainer, monobloc mixer tap, inset four ring gas hob with extractor hood above and oven below, integrated slimline dishwasher with matching front, plumbing for washing machine and space for fridge freezer beneath the stairs. Ample space for family dining table, tiled flooring, staircase to first floor, door to rear and two windows to rear. Beautiful exposed stone wall along kitchen side and radiator.

FIRST FLOOR

LANDING

Approached via a wooden staircase leading to the first floor landing. Doors to both bedrooms.

BEDROOM ONE

12' 11" x 11' 7" (3.96m x 3.55m)
With uPVC sash cord window to front enjoying delightful views. An excellent sized principal bedroom with wood floor boarding, radiator and door to shower room. Access to the spacious roof space with boarded floor and Velux windows to front and rear, also housing the baxi combi gas central heating boiler.

FAMILY BATH/SHOWER ROOM

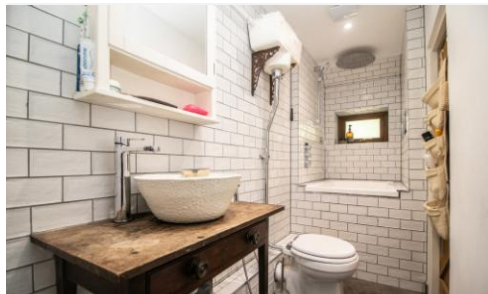
A superb vintage style suite with a modern feel, comprising high level WC, vanity wash basin and deep tub style bath with twin head shower above. Quality wall tiling, tiled flooring, window to rear and underfloor heating. Connecting door to bedroom two.

BEDROOM TWO

9' 0" x 7' 7" (2.76m x 2.33m) A good sized second bedroom, door to family bath and shower room. Wood floor boarding, window to rear and radiator.

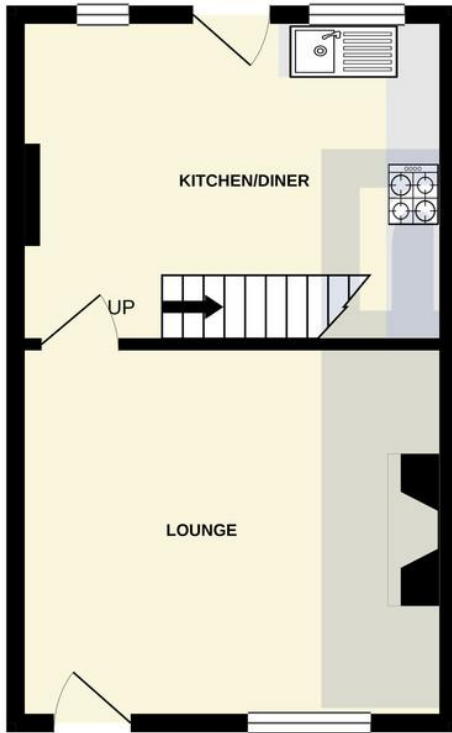
OUTSIDE - REAR GARDEN

A sizeable rear garden comprising lawn, patio and decorative stone area. Large timber storage shed. The garden is approached via a rear pathway to the back of the row of terraces and can be found as the garden just after the terrace enjoying elevated views.

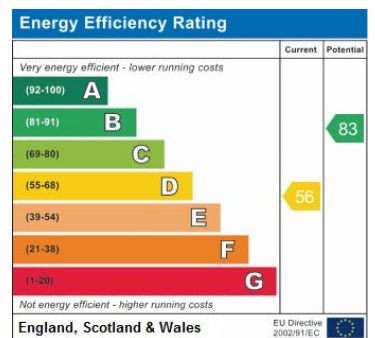
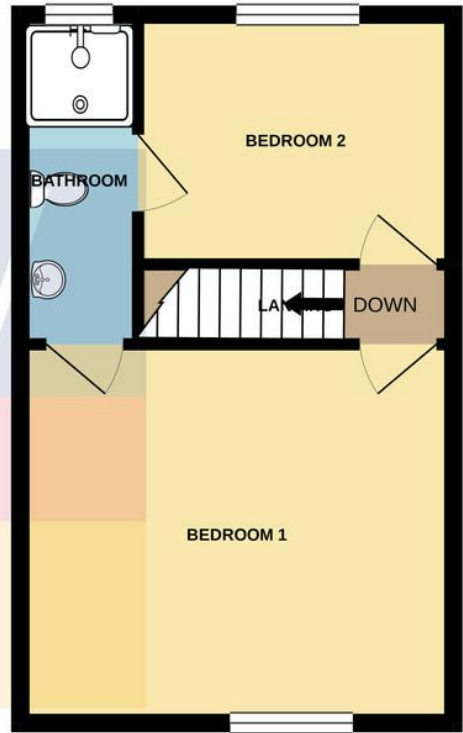


FLOORPLANS

GROUND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



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