

2 Garth Newydd

Gwaelod-y-Garth | Cardiff | CF15 9HD

TWO BEDROOM FLAT | £155,000



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PROPERTY DESCRIPTION

**** NO CHAIN ** SUPERB VIEWS **** A conveniently located two double bedroom first floor apartment in popular Gwaelod Y Garth. The accommodation briefly comprises entrance hallway, landing, lounge/dining room, kitchen/breakfast room, terrace, two bedrooms, shower room and utility room. Side garden. Gas Central Heating. EPC Rating C.

- **Tenure** Leasehold
- **Council Tax Band** C
- **Floor Area (approx.)** 681 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, Radyr Comprehensive School and Ysgol Gyfun Plasmawr. There is a regular bus service to Cardiff City Centre as well as a train station at nearby Taffs Well, which is also served with many amenities. There is also a well regarded Public House.

ENTRANCE

Entered via gated pathway to front door. Access to side garden and outside storage cupboard.

HALLWAY

Entered via uPVC double glazed door into entrance hallway. Stairs to first floor. uPVC double glazed window to side. Storage cupboard

LANDING

Doors to lounge/dining room, two double bedrooms, shower room, kitchen/breakfast room and utility room. Storage cupboard. Radiator. Loft access.

LOUNGE/DINING ROOM

15' 3" x 11' 0" (4.66m x 3.36m)
uPVC double glazed window to rear with fantastic views over the Garth Mountain and playing fields. Gas fireplace. Radiator.

KITCHEN/BREAKFAST ROOM

10' 2" x 10' 5" (3.12m x 3.185m)
The kitchen is fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for oven and fridge or washing machine. Tiled splashbacks. Radiator. uPVC double glazed window to side plus external door to terrace.

TERRACE

Entered via the kitchen/breakfast room. Boundary walls with views over playing fields and The Garth Mountain.

BEDROOM ONE

14' 4" x 9' 2" (4.37m x 2.80m) uPVC double glazed window to front. Radiator

BEDROOM TWO

11' 0" x 9' 10" (3.36m x 3.02m)
uPVC double glazed window to front. Radiator.

SHOWER ROOM

5' 10" x 5' 4" (1.78m x 1.64m)
Fitted with a low level WC, pedestal wash hand basin and walk in shower with electric shower over. Part tiled walls. uPVC double glazed window to side. Radiator.

UTILITY ROOM

8' 3" x 6' 263' 1" (2.52m x 1.909m)
Wall mounted gas Worcester boiler. uPVC double glazed window to front.

OUTSIDE

SIDE GARDEN

Mainly laid to lawn with mature hedge and fenced border. Access to storage cupboard.

LEASE DETAILS

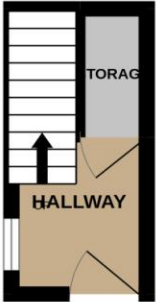
We are advised that there are 84 years remaining on the lease. £500 service charge. £10 Ground Rent.



FLOORPLANS

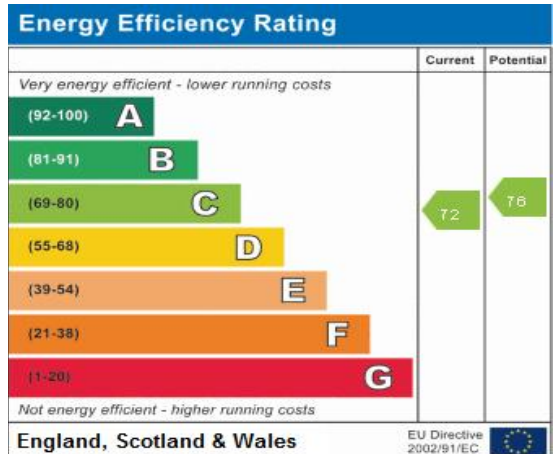
GROUND FLOOR
53 sq.ft. (5.0 sq.m.) approx.

FIRST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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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