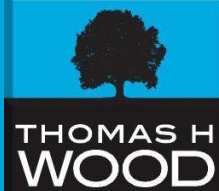




Fumace Hall, River Glade

Gwaelod-y-garth, Cardiff, CF15 9SP



Guide Price £495,000

4 Bedrooms



A rare opportunity to purchase this much loved 4 bedroom detached bungalow set on a private and generous plot in the popular village of Gwaelod Y Garth. The current owners have spent over 40 years in the property and have taken great pride in nurturing and maintaining the impressive grounds. The property benefits from a fully refurbished ground floor that includes; spacious entrance hallway, kitchen/diner, utility room, lounge, study, family room, bedroom and bathroom. Additional benefits include, renewed central heating, solar panels and AGA. To the first floor there are 3 double bedrooms and a shower room. The property must be viewed to be appreciated

ENTRANCE HALLWAY

A welcoming entrance hallway via UPVC front door to storm porch. Doors to all rooms, wall mounted solar panel controls.

KITCHEN/DINER

19' 6" x 11' 2" (5.95m x 3.41m) A stunning and recently installed 'Poggenpohl' luxury kitchen with a range of wall and base units and contrasting worktops over. Inset one and a double bowl stainless steel sink and chrome mixer tap. New AGA. UPVC window to side aspect, Baxi wall mounted boiler with thermostatic controls. Breakfast bar with seating for three people and ample space for large dining table and chairs. Opening to;

LOUNGE

19' 6" x 14' 10" (5.95m x 4.53m) A bright and spacious principal reception room overlooking the delightful rear gardens. The room has solid with oak flooring, painted walls, smooth ceiling, wood burning stove, UPVC window to rear and UPVC sliding doors to side patio.

UTILITY ROOM

10' 7" x 9' 10" (3.23m x 3m) A spacious utility room with space and plumbing for washing machine, tumble dryer and fridge freezer. One and half bowl stainless steel sink, UPVC window to front aspect and door to side.



STUDY

8' 5" x 10' 3" (2.58m x 3.14m) A flexible space with carpeted floors, painted walls, smooth ceiling, fitted cupboards, radiator with TRV, UPVC window overlooking the patio and rear garden.

FAMILY ROOM

9' 9" x 14' 7" (2.98m x 4.45m) With painted walls, smooth ceiling, carpeted floors, UPVC window overlooking the rear aspect, radiator with TRV, fitted cupboards and drawers to one side.

BEDROOM 4

14' 7" x 7' 10" (4.46m x 2.39m) Overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling, UPVC window and radiator with TRV.

FAMILY BATHROOM

5' 8" x 5' 2" (1.74m x 1.6m) With low-level WC, pedestal wash and basin with chrome mixer tap, bath with chrome mixer tap and electric Mira shower over, glazed shower screen, obscure UPVC window to front aspect and radiator panel tiled floor.

Stairs to first floor and leading to a bright and spacious landing with carpeted floors, painted walls, textured ceiling, doors to all rooms, airing cupboard and loft hatch access.

BEDROOM 1

21' 1" x 13' 11" (6.43m x 4.25m) A very generous bedroom with carpeted floors, painted walls, smooth ceiling, radiator with TRV, double glazed aluminium sliding window, Velux roof window, fitted wardrobes to one side and eaves storage.

BEDROOM 2

10' 9" x 19' 10" (3.30m x 6.05m) A further substantial bedroom with carpeted floors, painted walls, smooth ceiling, radiator with TRV, aluminium sliding window overlooking the rear garden, Velux roof window and eaves storage.



BEDROOM 3

8' 5" x 13' 10" (2.58m x 4.22m) A good size double bedroom with carpeted floors, painted walls, smooth ceiling, UPVC tilt and turn window to side aspect, radiator with TRV and eaves storage.

SHOWER ROOM

6' 2" x 7' 9" (1.88m x 2.37m) With low-level WC, floor standing bidet, pedestal wash hand basin, shower enclosure with Triton electric shower, Velux roof window and radiator with TRV.





OUTSIDE FRONT

A delightful front garden with long driveway to the side of the property with multiple parking spaces. Large detached garage that offers superb potential to convert to a modern workshop, annex or office.

OUTSIDE REAR

A most impressive rear with garden that has an abundance of mature trees, plants, shrubs and fruit trees. A number of outbuildings and storage further compliment this wonderful space. Due to the extensive gardens, there is ample opportunity to extend the property.

TENURE

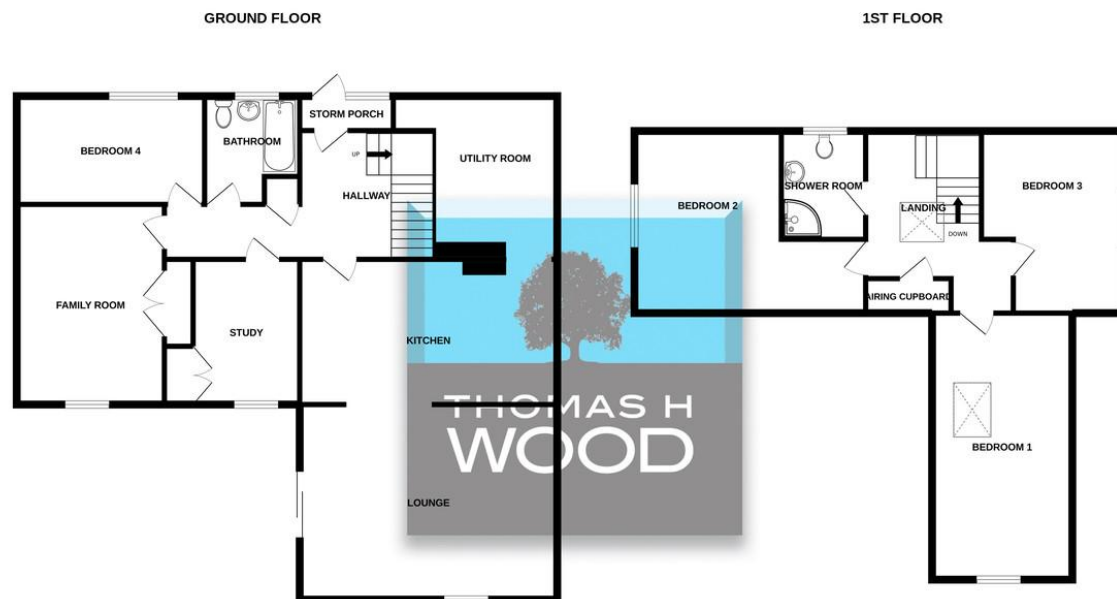
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUCNIL TAX

Band G







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		
69-80	C	74 c	79 c
55-68	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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