

1 Vine Cottages,

Gwaelod-y-garth, Cardiff, CF15 9HQ



Estate Agents and Chartered Surveyors

Asking Price Of

£325,000



End Of Terrace Cottage

3

1

1

1

Property Description

**** CHARACTER THREE DOUBLE BEDROOM COTTAGE ****
SOUGHT AFTER VILLAGE LOCATION ** A delightful traditional end terrace three bedroom cottage enjoying much charm and character, situated in the sought after village of Gwaelod-y-Garth. Entrance porch, large hallway, study, spacious lounge and diner, neat fitted kitchen. To the first floor there are three double bedrooms and a family shower room. Gas central heating. Attractive garden of low maintenance. No chain. EPC RATING: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1291 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 PORCH/VERANDAH

Open to the front, paved flooring.

ENTANCE HALLWAY

11' 10" x 8' 7" (3.62m x 2.64m)
Approached via a wood panelled front door with windows to upper part leading to the spacious entrance hallway, open thread staircase leading to first floor, window to front and radiator.

STUDY

11' 10" x 5' 8" (3.62m x 1.75m)
Aspect to front, radiator and built in desk and storage.

LOUNGE AND DINER

22' 8" x 13' 2" (6.92m x 4.03m)
An excellent sized principal reception with window to side enjoying delightful views, inset stone fireplaces and recesses, wood clad ceilings and two radiators.

KITCHEN

11' 10" x 9' 9" (3.62m x 2.99m)
Appointed along four sides in wood panelled fronts beneath round nosed worktop surfaces, inset double stainless steel sink, inset four ring gas hob with cooker hood above, oven below, wall tiling to splash back areas, matching range of eye level wall cupboards, plumbing for washing machine, space for tumble dryer, two windows and radiator.

FIRAT FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area, access to boarded roof space with velux window to side pitch via retractable ladder.

BEDROOM ONE

13' 6" x 11' 9" (4.12m x 3.59m)
Enjoying scenic views to two aspects, a range of fitted bedroom wardrobes and bedside tables, radiator.

BEDROOM TWO

13' 3" x 11' 7" (4.04m x 3.55m)
Enjoying delightful open hill top views, a second double bedroom, radiator.

BEDROOM THREE

13' 3" x 10' 6" (4.06m x 3.22m)
Aspect to rear, a third double bedroom, radiator. Access to additional loft area. Wall mounted ideal logic combi gas central heating boiler.

FAMILY BATHROOM

11' 9" x 5' 7" (3.59m x 1.72m)
White suite comprising low level wc, wash hand basin, disability shower with folding access doors and seat, two obscure glass windows, full wall tiling, radiator and airing cupboard with radiator.

OUTSIDE

FRONT GARDEN

Access via steps and low level gates to garden and front patio terrace An attractive garden of paved patio and decorative stones with a variety of inset plants, trees and shrubs. Green house to the rear. Outside tap. Rear timber gate leading to pathway giving access to outbuildings/storage.

OUTBUILDINGS/STORAGE

With three outhouses of a variety of sizes.

1 Vine Cottages,
Gwaelod-y-garth, Cardiff, CF15 9HQ

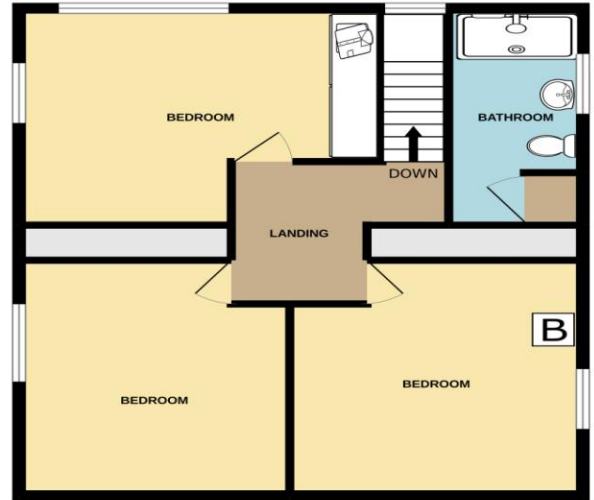


1 Vine Cottages, Gwaelod-y-garth, Cardiff, CF15 9HQ

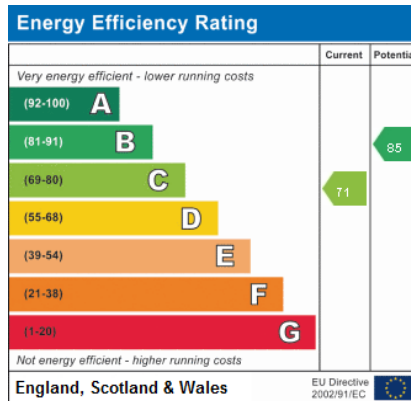
GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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.
Made with Metropix ©2022



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mg.y.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

