

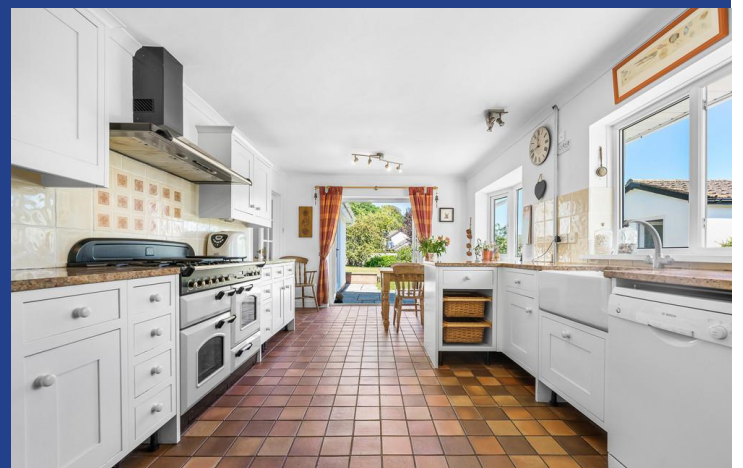
The Old Level, School Lane, Gwaelod-y-Garth, Cardiff, CF15 9HN



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£850,000



Detached House



Property Description

**** LARGE DETACHED FAMILY BUNGALOW ** ON AN EXCEPTIONALLY LARGE PLOT OF JUST OVER HALF AN ACRE WITH DEVELOPMENT POTENTIAL **** A rare opportunity to purchase an exceptionally spacious detached family bungalow on a generous plot of just over half an acre, being in the sort after area of Gwaelod Y Garth, enjoying magnificently maintained gardens of lawn, paved patio and vegetable patches. Entrance hallway, sizeable lounge with feature fireplace leading to the rear conservatory, sitting room with double doors to the spacious study, delightful kitchen and dining room. There are four genuine double bedrooms, family shower room and a separate family bathroom. Gas central heating. To the front there are two driveways providing ample parking. EPC Rating: tbc

Tenure Freehold

Council Tax Band H

Floor Area Approx TBC

**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 Taff's Well, which is also served with many amenities. There is also a well regarded Public House.

ENTRANCE HALL

12' 4" x 6' 7" (3.76m x 2.01m)

Approached via a uPVC double glazed entrance door leading to the spacious entrance hallway, two double storage cupboards, tiled flooring and radiator. Continuing to the inner hallway.

SITTING ROOM

16' 4" x 12' 4" (5.00m x 3.77m)

With deep silled window to front, feature fireplace with wooden surround, reclaimed maple wood flooring, radiator and double opening doors to study and kitchen.

STUDY

15' 1" x 10' 9" (4.60m x 3.29m)

An excellent sized study with windows to front and side with double glazed door, limed oak flooring and radiator.

KITCHEN/DINER

21' 2" x 10' 9" (6.46m x 3.29m)

Well appointed along three sides with cream solid wood fronts beneath granite work top surfaces, inset Belfast style sink with monobloc mixer tap, space for range style cooker, plumbing for dishwasher, space for fridge, matching range of eye level wall cupboards, tiled splash back, quarry tiled flooring, wall mounted 'Worcester' combi boiler, two windows to rear, french doors leading to the rear patio area, ample space for large family dining table and radiator.

INNER HALLWAY

Spacious inner hallway with door to rear, tiled flooring and radiator.

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LOUNGE

20' 7" x 16' 4" (6.29m x 4.99m)

An excellent sized principal reception with two windows to side and double opening french doors leading to the delightful patio area, exceptional large living flame fire with limestone hearth and surround, quality limed oak wood flooring and radiator. Double opening doors leading to the conservatory.

CONSERVATORY

15' 7" x 11' 10" (4.76m x 3.63m)

Large uPVC double glazed conservatory enjoying full views of the rear garden, french doors to garden and reclaimed maple wood flooring.

BEDROOM ONE

16' 4" x 12' 0" (4.99m x 3.68m) excl entrance porch

An excellent sized principal bedroom with window to front, quality limed oak wood flooring and radiator.

BEDROOM TWO

13' 1" x 13' 0" (4.00m x 3.98m)

Overlooking the side lawned garden, an excellent sized second double bedroom, quality limed oak wood flooring and radiator.

BEDROOM THREE

13' 8" x 12' 5" (4.17m x 3.80m)

Overlooking the delightful front garden, a third double bedroom, quality limed oak wood flooring and radiator.

BEDROOM FOUR

13' 1" x 9' 11" (4.00m x 3.04m)

Aspect to side, a further double, limed oak wood flooring and radiator.

SHOWER ROOM

7' 10" x 5' 6" (2.39m x 1.69m)

Modern white suite comprising low level wc, wash

hand basin, corner shower cubicle with Triton shower, tiled flooring, wall tiling to splash back area, obscure glass window to side and radiator.

FAMILY BATHROOM

7' 8" x 7' 4" (2.36m x 2.26m)

Spacious bathroom with white suite comprising low level wc, wash hand basin, freestanding roll top bath with central shower mixer tap, wall tiling to half height, obscure glass window to side, bamboo wood flooring and radiator.

OUTSIDE

The property is positioned on an exceptionally large sized plot enjoying a serene setting with large enclosed areas of lawn and inset plants and shrubs. Conifer hedgerow to some borders. Mature fruit trees, greenhouse and a large vegetable plot of raised railway sleeper beds. A large paved patio with light grey sandstone and pathways surrounding the property. Outside tap and lighting. Large brick built storage shed. To the front is a further area of lawn with central pathway to the front door, two sets of gates giving access to the driveways with parking for numerous cars.

DETACHED OUTBUILDING

Comprising of the following -

UTILITY ROOM

10' 5" x 9' 8" (3.18m x 2.96m)

Detached brick built utility room, with work surfaces and units. 1.5 bowl sink with side drainer, space for fridge freezer and plumbing for washing machine. Tiled flooring and heated towel rail.

STORAGE ROOM

15' 0" x 10' 4" (4.58m x 3.15m)

Being the rear of the utility with its own rear entrance power and lighting. Door way to the rear storage room currently utilised as a home gym measuring 3.16 x 2.09 with a window to rear.

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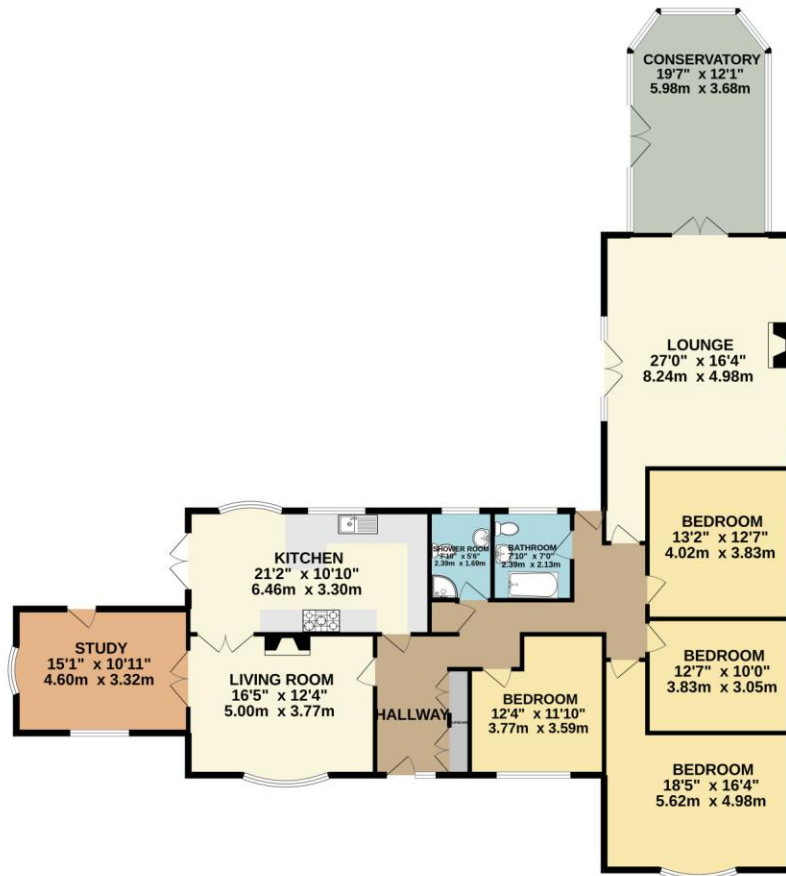


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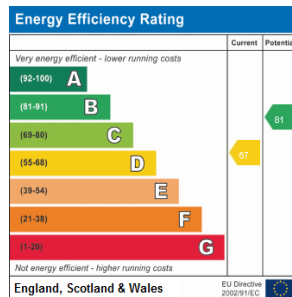
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GROUND FLOOR
2161 sq.ft. (200.7 sq.m.) approx.



TOTAL FLOOR AREA: 2161 sq.ft. (200.7 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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