

1 Ffigys Cottages,

Gwaelod-y-Garth, Cardiff, CF15 9HZ

Asking Price Of

£220,000



Estate Agents and Chartered Surveyors



End Terraced Cottage

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Property Description

**** TRADITIONAL TWO DOUBLE BEDROOM COTTAGE **
HEART OF THE VILLAGE ** WITH SUPERB VIEWS ****

This charming, extended end terrace cottage is located in the heart of Gwaelod-y-Garth village and retains many original features. The property is in need of modernisation but benefits from new external doors and front windows. The accommodation briefly comprises; lounge, kitchen/diner, utility room and storage room. To the first floor there two double bedrooms and bathroom. Rear garden and front terrace. **** NO CHAIN **** EPC Rating: E

Tenure Freehold

Council Tax Band E

Floor Area Approx 749 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

Paved pathway to side of property leading to rear. Steps to front paved patio area.

LOUNGE

13' 5" x 12' 5" (4.092m x 3.787m)
Entered via hardwood triple glazed door. Two hardwood double glazed windows to the front. Original stone fireplace housing gas fire. Original stone staircase (currently blocked) and original wooden beams. Two radiators. Open to kitchen/diner.

KITCHEN/DINER

9' 1" x 13' 2" (2.788m x 4.021m)
Two uPVC obscure double glazed window to rear, plus uPVC obscure

double glazed door to rear alleyway with utility room and storage. A range of base and eye level units incorporating stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in double electric oven, gas hob and extractor over. Integrated fridge. Space for table and chairs. Cupboards housing gas and electric meters. Spiral staircase to first floor.

UTILITY ROOM

6' 8" x 9' 2" (2.043m x 2.805m)
A range of base units with complementary work surfaces. Integrated freezer, dishwasher and washing machine. Fitted shelving. Power and light.

STORAGE ROOM

7' 0" x 3' 5" (2.135m x 1.051m)
Shelving. Light.

FIRST FLOOR

LANDING

Doors to two bedrooms and bathroom. Loft access.

BEDROOM ONE

12' 11" x 10' 8" (max) (3.961m x 3.269m)
Two uPVC double glazed windows to rear. Fitted wardrobes and cupboards above. Radiator.

BEDROOM TWO

13' 2" x 9' 9" (4.026m x 2.996m)
Hardwood double glazed window to front with views. Fitted wardrobes with hanging and shelf space, plus fitted drawers and bedside tables. Radiator.

BATHROOM

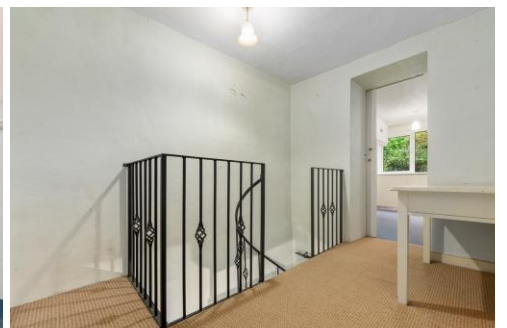
9' 8" x 5' 8" (2.963m x 1.740m)
uPVC double glazed window to rear. Panelled bath. Low level wc. Pedestal wash hand basin. Shower cubicle. Part tiled walls. Radiator.

OUTSIDE

REAR GARDEN

Steps up to rear garden. Tiered space with separate seating areas. Mature shrubs and trees.

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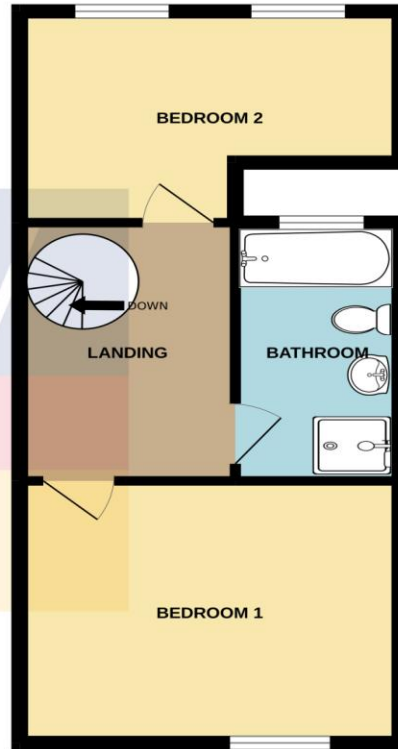


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GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.

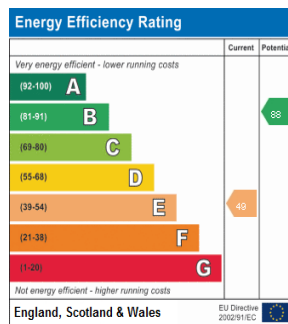


1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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