

12 Heol Berry,

Gwaelod-y-Garth, Cardiff, CF15 9HB



Estate Agents and Chartered Surveyors

Asking Price Of

**£295,000**



Semi- Detached Property

3

1

2

2

# Property Description

**\*\* THREE BEDROOM SEMI DETACHED \*\***  
**SOUTHERLY FACING REAR GARDEN \*\*** A well presented three bedroom semi detached family home in the sought after area of Gwaelod-y-garth, being a short distance from local amenities. Entrance hallway, lounge, dining room, neat fitted kitchen, rear lobby, utility room and cloakroom. To the first floor are three bedrooms and a modern family shower room. Gas central heating, double glazing. Southerly facing rear garden comprising lawn and paved patio with a stone/brick built garden room, lawned front garden. EPC Rating: C

## 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 in the area and Gwaelod-Y-Garth is within the Radyr Comprehensive and Ysgol Gyfun Plasmawr catchment areas. There is a bus service to Cardiff City Centre as well as a train station at nearby Taffs Well.

## ENTRANCE HALLWAY

Approached via a upvc entrance door leading to the spacious hallway, staircase to first floor, under-stairs storage cupboard, window to side and radiator.

## LOUNGE

13' 6" x 12' 2" (4.12m x 3.73m)  
Overlooking the lawned front garden, a good sized principal reception, feature fireplace and radiator.

## DINING ROOM

12' 9" x 8' 1" (3.91m x 2.47m)  
Overlooking the rear garden, a spacious dining room, laminate flooring and radiator.

## KITCHEN

10' 3" x 9' 3" (3.13m x 2.82m)  
Well appointed along three sides in

wood grain finish panelled fronts beneath round nosed worktop surfaces, inset stainless steel sink with side drainer, inset four ring gas hob with curved glass cooker hood above, integrated oven, space for fridge freezer, plumbing for washing machine, tiled splash back to sink area, laminate flooring, door to rear lobby and opening to dining room.

## REAR LOBBY

With doors to front and back. Door to kitchen, utility room and cloakroom.

## CLOAKROOM

Low level suite.

## UTILITY ROOM

9' 4" x 8' 2"(max) (2.86m x 2.49m)  
With units and worktop to one side, plumbing for washing machine and tumble dryer, window to rear.

## FIRST FLOOR

### LANDING

Approached via an easy rising single flight staircase leading to the spacious central landing area, window to side.

### BEDROOM ONE

13' 3" x 11' 2" (4.04m x 3.42m)  
Overlooking the entrance approach, a good sized principal bedroom, radiator

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,013 sq.ft.

Viewing Arrangements

Strictly by appointment

and large built in airing cupboard housing the 'Worcester' combi gas central heating boiler.

### BEDROOM TWO

11' 2" x 9' 10" (3.42m x 3.00m)  
Aspect to rear, a second double bedroom, radiator.

### BEDROOM THREE

10' 0" x 7' 3" (max)(3.05m x 2.226m)  
Aspect to front, a good sized third bedroom, radiator and access to roof space.

### FAMILY SHOWER ROOM

7' 10" x 5' 9" (2.39m x 1.77m)  
Modern white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with 'Triton' shower, acrylic sheet splash back, extractor fan, radiator and obscure glass windows to side and rear

## OUTSIDE

### REAR GARDEN

Enjoying a southerly aspect, a delightful rear garden comprising lawn and rear paved patio. A superb circular brick and stone built out building (2.4m x 2.4m) with feature wood burner and pitched roof. Additional storage shed. Garden is enclosed by timber fencing.

### FRONT GARDEN

Area of lawn enclosed by hedgerow, with paved pathway leading to front door.

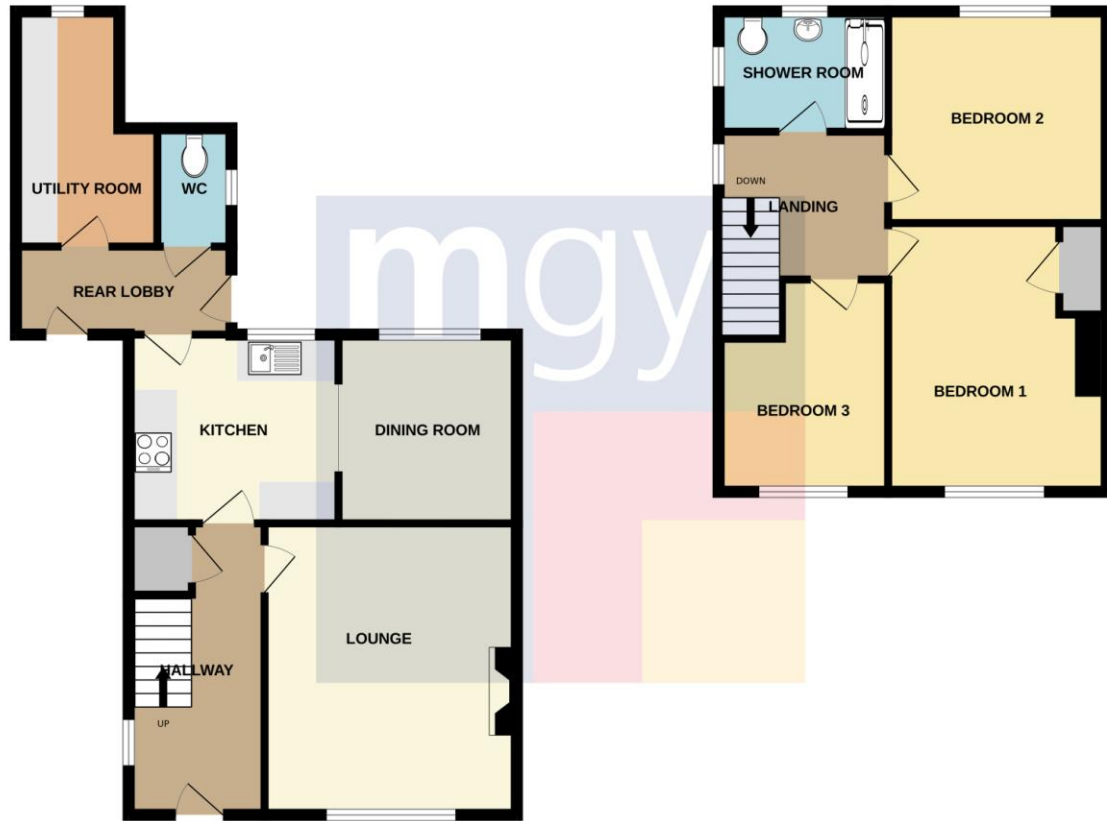
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GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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