

4 Banc Yr Afon,

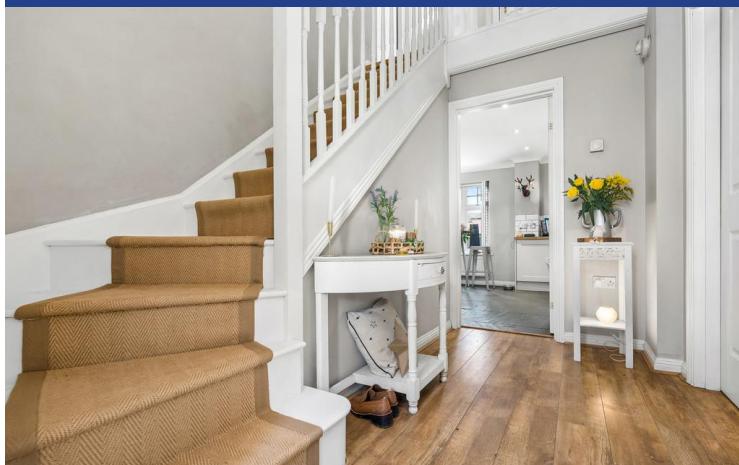
Gwaelod-y-garth, Cardiff, CF15 9TU



Asking Price Of

£485,000

Estate Agents and
Chartered Surveyors



Detached Property

4

2

3

1

Property Description

** LARGE FOUR BEDROOM DETACHED FAMILY HOUSE ** SOUGHT AFTER LOCATION FRONTING THE GREEN ** A modern, spacious and beautifully presented four bedroom detached family home in the sought after area of Gwaelod Y Garth, being a short distance from local amenities, transport links and idyllic mountain walks. Entrance hallway, cloakroom, bay fronted lounge, large kitchen and family dining room, modern fitted kitchen with solid wood worktop surfaces and integrated appliances, separate utility room. To the first floor are four good sized bedrooms, principal bedroom with ensuite shower room and a separate family bath and shower room with freestanding roll top bath. Gas central heating, double glazing, Upvc shutters to ground floor front and rear windows and french doors. Beautifully presented rear garden, wide driveway to front leading to garage. EPC Rating: C.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1480 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 HALLWAY

13' 2" x 7' 8" (4.02m x 2.34m)

Approached via a panelled entrance door with double glazed windows to upper part leading to the spacious entrance hallway, quarter turning staircase leading to the first floor, laminate flooring and part tiled to entrance, radiator, doors to lounge, kitchen and cloakroom.

CLOAKROOM

White suite comprising low level wc, vanity wash basin, wall tiling to half height, tiled flooring and radiator.

LOUNGE

16' 9" x 12' 5"(into bay) (5.11m x 3.80m)
A good sized principal reception with bay fronted window to front, inset wooden shutters to bay

window, feature cast iron gas powered coal effect burning with brick effect tiled back and wood beam above, laminate flooring, radiator and double opening doors to kitchen and dining room.

KITCHEN AND DINING ROOM

24' 10" x 11' 5" (7.58m x 3.48m)

Well appointed along three sides in light panelled fronts beneath solid wood worktops above, inset Belfast style sink with monobloc mixer tap above, inset five ring gas hob with glass surround extractor above, integrated oven below, integrated dishwasher with matching front, integrated fridge with matching front, integrated freezer with matching front, wall tiling to splash back areas, two windows and french doors to rear garden, double opening doors to lounge, ample space for large family dining table or seating area, additional space for breakfast table, Indian slate tiled flooring, understairs storage cupboard, wooden shutters to rear windows and doors, recessed spotlights, two radiators and door to utility room.

UTILITY ROOM

6' 4" x 5' 3" (1.95m x 1.62m)

Units and solid wood worktop to one side, plumbing for washing machine and space for tumble dryer, wall mounted gas central heating boiler, tiled splashback, wall level cupboards, slate effect tiled flooring, door to rear, radiator and door to garage.

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the long central landing area with galleried landing overlooking the entrance hallway, access to roof space, airing cupboard housing the hot water cylinder, laminate flooring and radiator.

BEDROOM ONE

12' 5" x 10' 4"(excl entrance) (3.81m x 3.17m)
An excellent sized principal bedrooms with wardrobe recess to either side of the bedroom approach, part vaulted ceiling, enjoying delightful views of the green to the front, radiator and door to ensuite.

ENSUITE SHOWER ROOM

7' 1" x 4' 11" (2.18m x 1.50m)
Modern white suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle with rainfall water style shower, wall tiling to splash back areas, tiled flooring, extractor fan, window to side and radiator.

BEDROOM TWO

12' 9" x 8' 9" (3.91m x 2.69m)
Overlooking the delightful green to front, a good sized double bedroom, radiator.

BEDROOM THREE

12' 4" x 8' 3" (3.77m x 2.54m)
Overlooking the delightful rear garden, a third double bedroom, built in wardrobes, radiator.

BEDROOM FOUR

8' 10" x 8' 4" (2.70m x 2.55m)
Aspect to rear, a good sized fourth bedroom, laminate flooring and radiator.

FAMILY BATHROOM

8' 4" x 7' 3" (2.55m x 2.23m)
Quality white suite comprising low level wc, wash hand basin with storage below, shower cubicle with rain waterfall shower, freestanding roll top bath with claw legs, tiled flooring, extractor fan and obscure glass window to rear.

OUTSIDE

REAR GARDEN

A beautifully presented rear garden with paved patio with feature pergola over, area of loose slate chippings, additional paved patio, area of artificial lawn with railway sleeper boarders with mature plant, tree and shrub beds. Rear decked relaxation area, enclosed by timber lap fencing.

FRONT GARDEN

Area of decorative stones, wide driveway with parking for two cars and paved pathway to front.

GARAGE

17' 8" x 8' 7" (max)(5.40m x 2.64m)
With up and over access door, power and lighting. Door to utility room.

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GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.

1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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