

50 Clos Y Gadwyn,

Cardiff, CF5 2FB

Asking Price Of

£350,000



Estate Agents and
Chartered Surveyors



Semi-Detached Property



Property Description

**** MODERN HYATT STYLE THREE BEDROOM SEMI-DETACHED PROPERTY **** A modern three bedroom house in a convenient location near schools and location amenities. The property briefly comprises entrance hallway, lounge, kitchen/diner, and cloakroom. To the first floor there are three bedrooms, one with ensuite shower room. The property benefits from an enclosed rear garden, plus two allocated parking spaces to the front. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 871 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

A popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a public house, within walking distance of a train station and convenient bus routes as well as a short distance from cycle routes, the Taff Trail & Radyr Woods.

ENTRANCE

Entered via pathway to front door. Driveway with parking for two vehicles leading to garage. Laid to lawn.

HALLWAY

A spacious hallway entered via double glazed composite door with matching side window into hallway. Doors to lounge, kitchen/diner and WC. Radiator.

LOUNGE

15' 1" x 8' 7" (4.60m x 2.63m)
Full height uPVC double glazed window to front. Luxury Vinyl Tile (LVT) flooring. Radiator.

KITCHEN/DINER

15' 11" x 12' 8" (4.87m x 3.87m)
A tastefully designed kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Electric Neff oven and five burner gas hob with extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas combination boiler. LVT flooring. Two radiators. uPVC double glazed window to side and French doors to rear garden.

CLOAKROOM

4' 4" x 2' 3" (1.34m x 0.71m)
Low level WC and pedestal wash hand. Tiled splash backs. LVT flooring. Radiator. Extractor fan

FIRST FLOOR

LANDING

Doors to three double bedrooms and the bathroom. Radiator. Loft access. Airing cupboard.

BEDROOM ONE

12' 8"(max) x 8' 9" (3.87m x 2.69m)
uPVC double glazed window to rear. Fitted storage cupboard and door to:

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ENSUITE

5' 4" x 5' 4" (1.63m x 1.63m)

A modern suite comprising low level WC, vanity enclosed wash hand basin and shower cubicle. Tiled splash backs. Extractor fan. LVT flooring. Ladder radiator. uPVC double glazed obscure window to side.

BEDROOM TWO

12' 2"(max) x 8' 9" (3.73m x 2.68m)

Full height uPVC double glazed window to front. Radiator.

BEDROOM THREE

9' 3" x 7' 1" (2.84m x 2.18m)

uPVC double glazed window to rear. Radiator.

BATHROOM

6' 5" x 5' 1" (1.97m x 1.56m)

Low level WC, vanity enclosed wash hand basin and panelled bath with shower attachment and glass screen. LVT flooring. Ladder radiator. Tiled splash backs. Extractor fan. uPVC obscure window to front.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with paved patio and door to garage. Boundary fence. Outside tap.

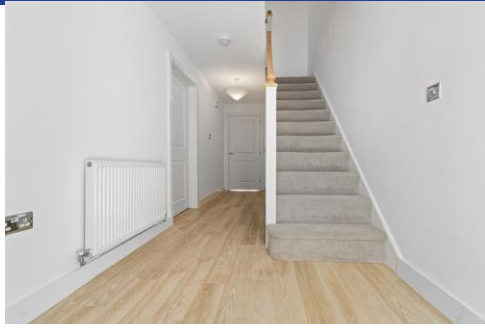
SINGLE GARAGE

A single up and over garage door. Pedestrian composite door to side. Light and power.

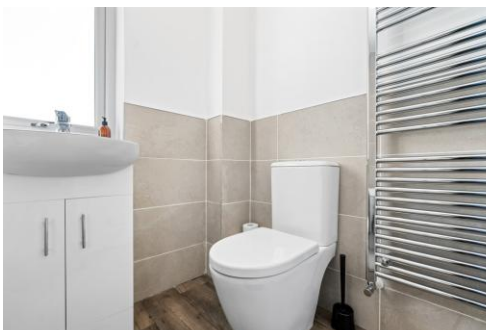
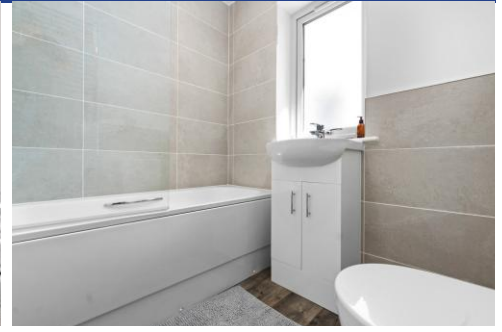
ADDITIONAL INFORMATION

The service charge is £218 per annum

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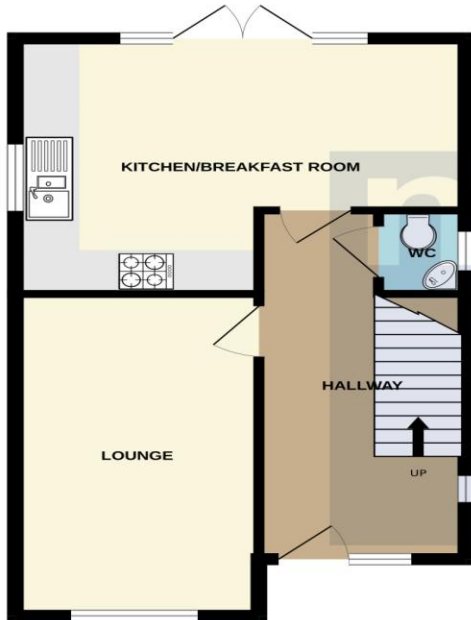


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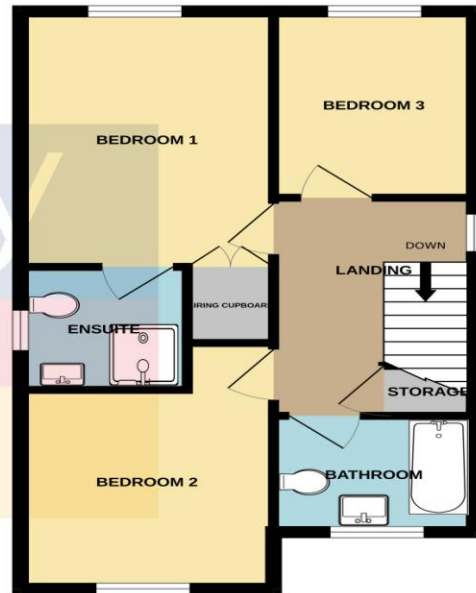


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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 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.
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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