

38 Cardiff Road,  
Glan Y Llyn, Cardiff, CF15 7QE



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£225,000**



Mid Terrace Property

2

2

3

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# Property Description

**\*\* TRADITIONAL MID TERRACE FAMILY HOME \*\* VERSATILE ACCOMMODATION \*\* NO CHAIN \*\*** A spacious and well presented two bedroom mid terrace family home in the sought after area of Taffs well, offering versatile accommodation over three floors. Entrance porch, lounge, kitchen and diner, utility, cloakroom. To the lower ground floor is a versatile reception leading to spacious shower room. To the first floor are two double bedrooms and a modern family bathroom. Gas central heating. Lawned rear garden with decked relaxation area. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in a popular village on the outskirts of Cardiff with great transport links to the city centre and is well served by local amenities such as shops, a local park, public houses. There is also a regular bus and train services, which can be accessed via a short five minute walk from the property. There is easy access to the A470 and M4 for commuting.

## ENTRANCE

Approached via a uPVC entrance doorway leading to the entrance porch way.

## LOUNGE

14' 9" x 11' 9" (4.50m x 3.59m)

Approached via a wood panelled entrance door leading to the lounge, window to front, laminate flooring. Opening to kitchen. Feature fireplace. Radiator. Door to staircase leading to the lower ground floor.

## KITCHEN

13' 3" x 9' 1" (4.04m x 2.77m)

Well appointed along three sides in white fronts with chrome bar handles beneath woodgrain finish laminate worktops, inset ceramic sink with side drainer, inset four ring electric hob with oven below and cooker hood above. Integrated slim line dishwasher. Matching range of eye level wall cupboards. Staircase to first floor. Space for breakfast table. Window to rear. Recessed spotlights. Wall tiling to splash back areas. Opening to utility area.

## INNER LOBBY / UTILITY

7' 6" x 3' 6" (2.31m x 1.08m)

With window to side. Space for fridge freezer. Abundance of shelving. Door to cloakroom.

## CLOAKROOM

Comprising low level wc, wash hand basin. Tiled walls and floor. Window to rear. Radiator.

## LOWER GROUND FLOOR

With door from first floor lounge leading to staircase taking you down to the lower ground floor.

## LOWER RECEPTION

11' 8" x 8' 6" (3.58m x 2.61m)

A versatile room with door to the rear garden. Exposed formed bread oven and cupboard make of the fireplace with entrance doors. Additional under stair cupboard. Door to shower room.

## SHOWER ROOM

White suite comprising low level wc, wash hand basin, double width shower cubicle. Full wall tiling. Obscured glass window to rear. Chrome heated towel rail. Utility cupboard with space for tumble dryer and plumbing for washing machine.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the first floor landing. Access to roof space. Doors to two bedrooms and shower room.

### BEDROOM ONE

14' 9" x 9' 11" (max)(4.52m x 3.04m)

With two windows to front, a good sized principal bedroom. Quality laminate flooring. Contemporary vertical radiator and additional radiator.

### BEDROOM TWO

11' 8" x 7' 10" (3.57m x 2.39m)

Overlooking the rear garden, a good sized second bedroom. Radiator. Cupboard over stairs housing the combi gas central heating boiler.

### SHOWER ROOM

Newly fitted shower room with white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with chrome shower. Full wall tiling. Recessed spotlights. Extractor fan. Chrome heated towel rail.

### OUTSIDE

#### REAR GARDEN

A long westerly facing rear garden laid mainly to lawn. Decked relaxation area and paved patio.

#### FRONT GARDEN

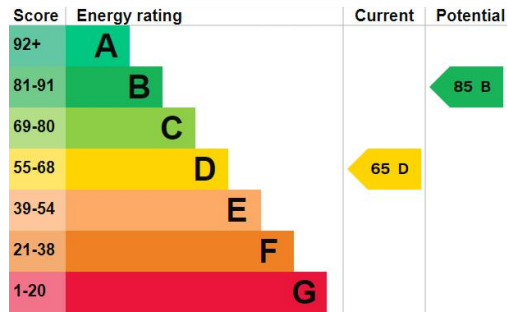
Paved front garden with low level brick wall.

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FLOORPLAN TO FOLLOW



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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