

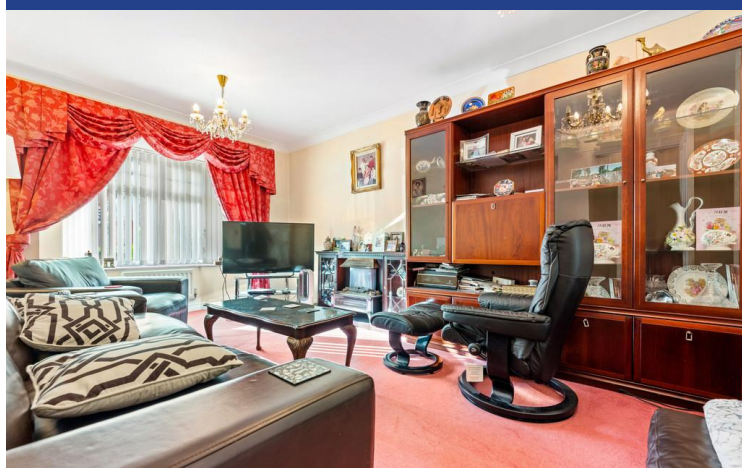
11 Banc Yr Afon, Gwaelod-y-garth, Cardiff, CF15 9TU



Estate Agents and
Chartered Surveyors

Asking Price Of

£475,000



Detached Property

4

2

3

1

Property Description

**** LARGE FOUR BEDROOM DETACHED FAMILY HOUSE ** SOUGHT AFTER LOCATION FRONTING THE GREEN **** A modern, spacious, 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/ breakfast room, dining room, and 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. Gas central heating, double glazing, Upvc windows. Rear garden mainly laid to lawn with patio area, driveway to front. EPC Rating: D.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1253 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

Entered via driveway and pathway to front door. Laid to lawn with hedge border.

HALLWAY

15' 5" x 6' 1" (4.71m x 1.86m)
Entered via double glazed front door into impressive hallway with feature double height ceiling. Stairs to first floor. Doors to lounge, kitchen/breakfast room, dining room and WC. Radiators.

LOUNGE

17' 8"(into bay) x 10' 5" (5.39m x 3.18m)
uPVC double glazed bay window to front overlooking the green. Two radiators. Glazed double doors to dining room.

DINING ROOM

10' 6" x 8' 9" (3.22m x 2.67m)
uPVC double glazed French doors to rear garden. Radiator.

KITCHEN/BREAKFAST ROOM

14' 1" x 10' 9" (4.30m x 3.30m)
The kitchen is 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. Fitted electric double oven with five burner gas hob and extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas central heating boiler. Tiled flooring and splash backs. Spotlights. uPVC double glazed window to rear with pleasant views. Double glazed external door to side. Radiator. Doors to utility room and under stair cupboard.

UTILITY ROOM

9' 7" x 8' 3" (2.94m x 2.54m)
Fitted wall units. Radiator.

CLOAKROOM

7' 1" x 3' 2" (2.18m x 0.98m)
Modern low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. uPVC double glazed obscure window to rear.

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FIRST FLOOR

LANDING

Doors to four bedrooms and bathroom. Airing cupboard housing hot water tank. Loft access. Radiator.

BEDROOM ONE

10' 2" x 10' 10" (3.10m x 3.31m)
uPVC double glazed window to front with views over the green. Radiator. Door to en-suite.

ENSUITE

9' 10" x 4' 5" (3.01m x 1.37m)
Suite comprises vanity enclosed wash hand basin, low level WC and fitted shower unit. Tiled splash backs. Radiator. Spotlights. Extractor fan. uPVC double glazed obscure window to side.

BEDROOM TWO

8' 3" x 12' 1" (2.54m x 3.69m)
uPVC double glazed window to front with views. Storage cupboard. Radiator.

BEDROOM THREE

8' 7" x 10' 0" (2.62m x 3.05m)
uPVC double glazed window to rear with views. Radiator.

BEDROOM FOUR

9' 6" x 6' 6" (2.91m x 2.00m)
uPVC double glazed window to rear. Radiator.

BATHROOM

6' 11" x 6' 6" (2.12m x 2.00m)
Fitted with a low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled flooring and splash backs. Spotlights and extractor fan. Radiator. uPVC double glazed obscure window to rear.

OUTSIDE

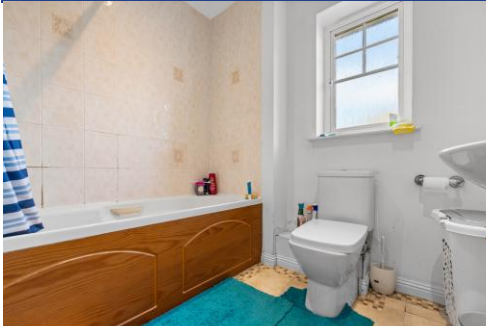
REAR GARDEN

Mainly laid to lawn with paved patio area and path to garden shed. Boundary fence. Outside tap.

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TOTAL FLOOR AREA: 1253 sq.ft. (116.4 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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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