

12 Clos Y Gadwyn,

Cardiff, CF5 2FB

Asking Price Of

£375,000



Estate Agents and
Chartered Surveyors



Semi- Detached Property



Property Description

**** OPEN HOUSE - SATURDAY 10TH FEBRUARY ** BEAUTIFULLY PRESENTED & EXCEPTIONALLY SPACIOUS ** THREE STOREY - THREE/FOUR BEDROOM SEMI DETACHED **** A beautiful presented and exceptionally spacious three/four bedroom modern semi detached family home in the sought after and prestigious 'Lewis Homes' modern development, being close to local amenities and convenient transport links. Entrance hallway, cloakroom, dining/sitting room with french doors to the rear garden, kitchen with integrated appliances. To the first floor is a spacious and versatile lounge or fourth bedroom, a further double bedroom and a quality family bathroom. To the second floor is a large wardrobe/storage to the landing area along with two further double bedrooms, primary bedroom with modern ensuite shower room. Gas central heating and double glazing. Enclosed rear garden comprising paved patio and lawn. Double tandem driveway approached via double opening timber entrance gates and leading to the carport. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,244 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.

GROUND FLOOR

ENTRANCE HALLWAY

16' 9" x 6' 4" (5.13 m x 1.94m)

Approached via a composite entrance door leading to the spacious entrance hallway with staircase to first floor. Large utility storage cupboard with space for condenser tumble dryer. Urban laminate flooring.

CLOAKROOM

8' 0" x 3' 7" (2.45m x 1.11m)

An exceptionally spacious cloakroom with quality white suite comprising low level WC, wash hand basin. Tiling to half height. Extractor fan. Radiator. Urban laminate flooring.

KITCHEN

12' 9" x 8' 0" (3.91m x 2.45m)

Well appointed along two sides with base and eye

level units, worktop with inset 1.5 bowl sink. Integrated fridge freezer. Integrated dishwasher. Integrated 'Neff' double oven and grill. Inset five ring gas hob with stainless steel splash back and cooker hood above. Concealed 'Worcester' gas combi boiler. Convenient wall mounted microwave stand. Urban laminate flooring. Please note the integrated washing machine will be going with the owners but the door will remain.

SITTING/DINING ROOM

14' 11" x 9' 9" (4.57m x 2.99m)

A delightful rear reception with double opening french doors leading to the rear paved patio. Currently utilised as a dining and sitting room. Radiator. Urban laminate flooring.

FIRST FLOOR

LANDING

Approached via a single, easy rising staircase leading to the spacious first floor landing area. Additional staircase to second floor. Window to front.

LOUNGE/BEDROOM FOUR

14' 11" x 9' 9" (4.57m x 2.99m)

A large, versatile reception or potential fourth bedroom (dependant on needs). Overlooking the

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rear garden. Radiator.

BEDROOM THREE

10' 2" x 8' 0" (3.11m x 2.46m)

Overlooking the entrance approach, a good sized third bedroom. Radiator.

FAMILY BATHROOM

8' 0" x 6' 2" (2.44m x 1.90m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with 'Mira' chrome shower above and swivel shower screen. Extractor fan. Full wall tiling. Chrome heated towel rail. Vinyl flooring.

SECOND FLOOR

LANDING

Approached via an easy rising staircase leading to the second floor landing. Large triple sized wardrobe/storage with hanging rail and approached via double opening doors. Access to part boarded roof space with lighting via retractable ladder.

BEDROOM ONE

14' 11" x 10' 0" (4.57m x 3.05m)

An excellent sized principal bedroom overlooking the rear garden. Radiator. Fitted, sliding mirrored wardrobe. Door to ensuite.

ENSUITE SHOWER ROOM

6' 9" x 5' 6" (2.07m x 1.70m)

Modern white suite comprising low level WC, wash hand basin, shower cubicle with chrome 'Mira' shower. Marble effect wall tiling to splash back areas. Extractor fan. Chrome heated towel rail. Vinyl flooring.

BEDROOM TWO

14' 11" x 9' 8" (4.56m x 2.96m)

A further double bedroom with aspect to front. Radiator.

OUTSIDE

REAR GARDEN

Enjoying a south westerly aspect. Paved patio leading to an area of lawn. Open to the double tandem driveway. Gate to front.

FRONT GARDEN

Pathway to front door.

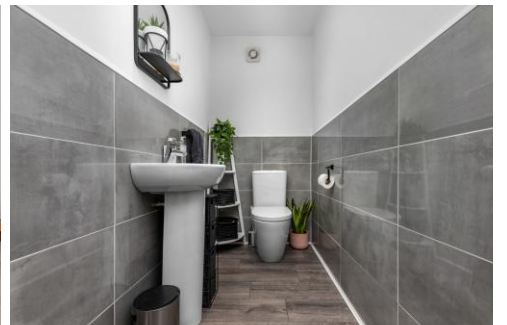
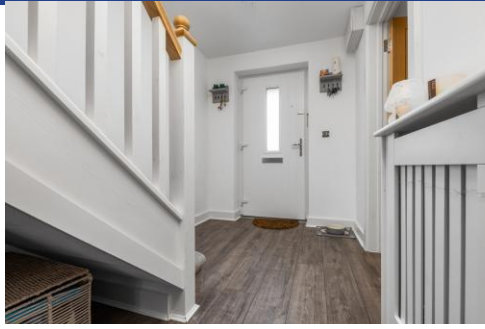
PARKING

With double timber access gates leading to the two car driveway and carport.

VIEWING MATERIALS INFORMATION

Site service charge paid by home owners for Upkeep of communal areas - approx £218 per annum.

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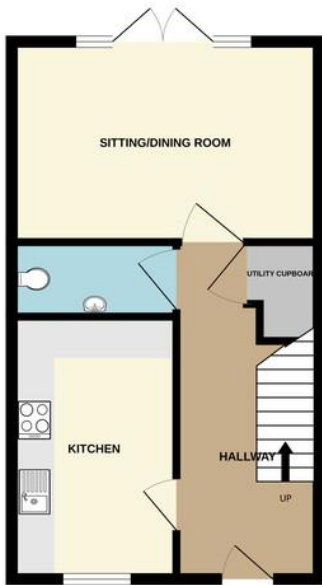


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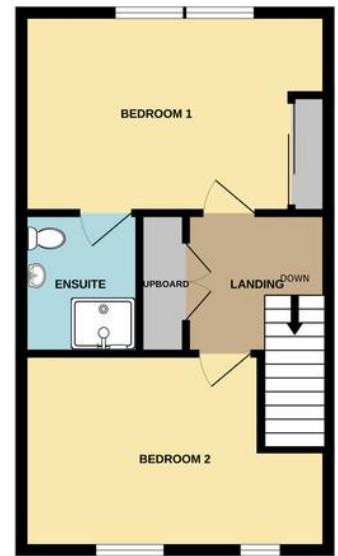
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1244sq.ft. (115.6 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		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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