

Main Road,

Gwaelod-y-garth, Cardiff, CF15 9HJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£499,950



Detached Property



Property Description

**** THREE BEDROOM DETACHED COTTAGE IN HEART OF THE VILLAGE ** MULTI-GENERATIONAL LIVING OR AIR BNB POTENTIAL **** A fantastic opportunity to acquire this three bedroom detached property, currently split into two dwellings being a two bedroom cottage, and a one bedroom cottage, offering potential for multi-generational living or Air BNB. Situated within the heart of the village this property was fully renovated back in 2016 and is offered with no onwads chain. The two bedroom cottage comprises lounge, kitchen/diner, utility room, WC, two bedrooms and bathroom. The one bedroom cottage comprises entrance hallway, kitchen/breakfast room, lounge with mezzanine bedroom above. Tiered gardens to side and rear with superb views. EPC: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 1390 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 with many amenities.

TWO BEDROOM COTTAGE

ENTRANCE

Entered via pathway to side gate. Glazed double doors into kitchen/dining room, access to rear garden.

KITCHEN/DINING ROOM

14' 9" x 12' 9" (4.51m x 3.90m)
A modern kitchen fitted with a range of base units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted range cooker with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Luxury Vinyl Tile (LVT) flooring. Tiled splash backs. Two double glazed windows to front. Two radiators. Opening to lounge, glazed oak door to hallway.

LOUNGE

16' 6" x 10' 0" (5.05m x 3.06m)
Two double glazed windows to rear. Two radiators. Feature electric fireplace. LVT flooring.

HALLWAY

Door to utility room and WC, stairs to first floor. Wall to front aspect blocked up, but previously provided access into next door property.

UTILITY ROOM

10' 0"(max) x 7' 2" (3.07m x 2.20m)
Wall mounted gas central heating boiler. Space for washing machine and tumble dryer with work surfaces over. Radiator. Double glazed window to rear. LVT flooring. Door to WC.

CLOAKROOM

5' 11" (max) x 4' 4" (1.82m x 1.33m)
Low level WC and pedestal wash hand basin. Radiator. Extractor fan. LVT flooring.

FIRST FLOOR

LANDING

Doors to two bedrooms and bathroom. Three windows to rear with views over the garden and woodland beyond. Radiator.

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BEDROOM ONE

13' 7" x 11' 2" (4.15m x 3.42m)

Double glazed window to front with fantastic views. Radiator. Double glazed window to rear. Loft access with pull down ladder.

BEDROOM TWO

11' 2" (max) x 10' 1" (3.42m x 3.08m)

Double glazed window to front. Radiator.

BATHROOM

9' 10" x 7' 7" (3.00m x 2.33m)

The suite comprises; low level WC, pedestal wash hand basin, fitted corner shower cubicle, and panelled bath with shower attachment. LVT flooring, panelled splash backs. Double glazed window to front with views. Ladder radiator.

ONE BEDROOM COTTAGE

ENTRANCE

Paved pathway with shrub and hedge borders. Gated access to front paved garden which is enclosed with boundary fence and hedge borders.

ENTRANCE PORCH

5' 8" x 4' 7" (1.74m x 1.42m)

Entered via front door with glazed inset, into porch. Double glazed window to front. LVT flooring. Glazed door into hallway.

HALLWAY

6' 3" x 5' 4" (1.93m x 1.65m)

Oak doors to lounge and shower room, opening to kitchen/breakfast room. Column radiator.

KITCHEN/BREAKFAST ROOM

8' 10" x 8' 9" (2.71m x 2.69m)

A modern kitchen fitted with base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated fridge/freezer and dishwasher. Fitted electric oven and hob with an extractor hood over. Space for washing machine. LVT flooring, tiled splash backs. Double glazed window to front.

SHOWER ROOM

7' 6" x 5' 10" (2.31m x 1.80m)

A stylish suite to include low level WC, pedestal wash hand basin and fitted shower cubicle. Tiled splash backs. LVT flooring. Ladder radiator. Extractor fan.

LOUNGE

13' 0" x 10' 1" (3.98m x 3.08m)

French double doors to front garden, with superb views. Feature stone wall to rear aspect. LVT flooring. Column radiator. Stairs to first floor bedroom.

MEZZANINE/BEDROOM

12' 7" x 10' 8" (3.84m x 3.26m)

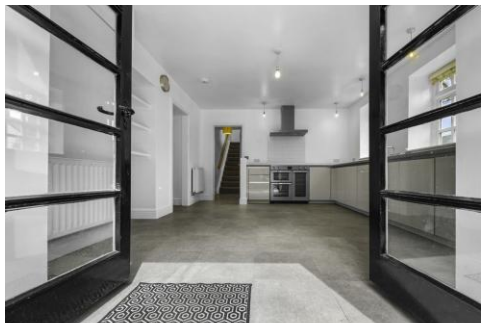
Feature high ceilings and stone chimney breast. Loft access with pull down ladder. Double glazed door window to front with stunning outlook. Radiator.

OUTSIDE

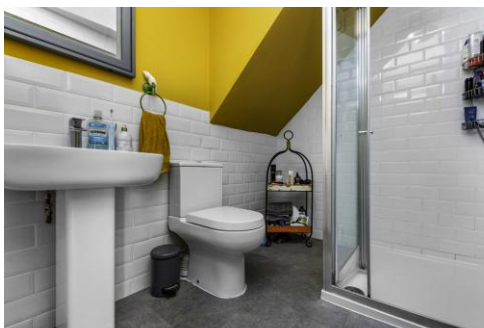
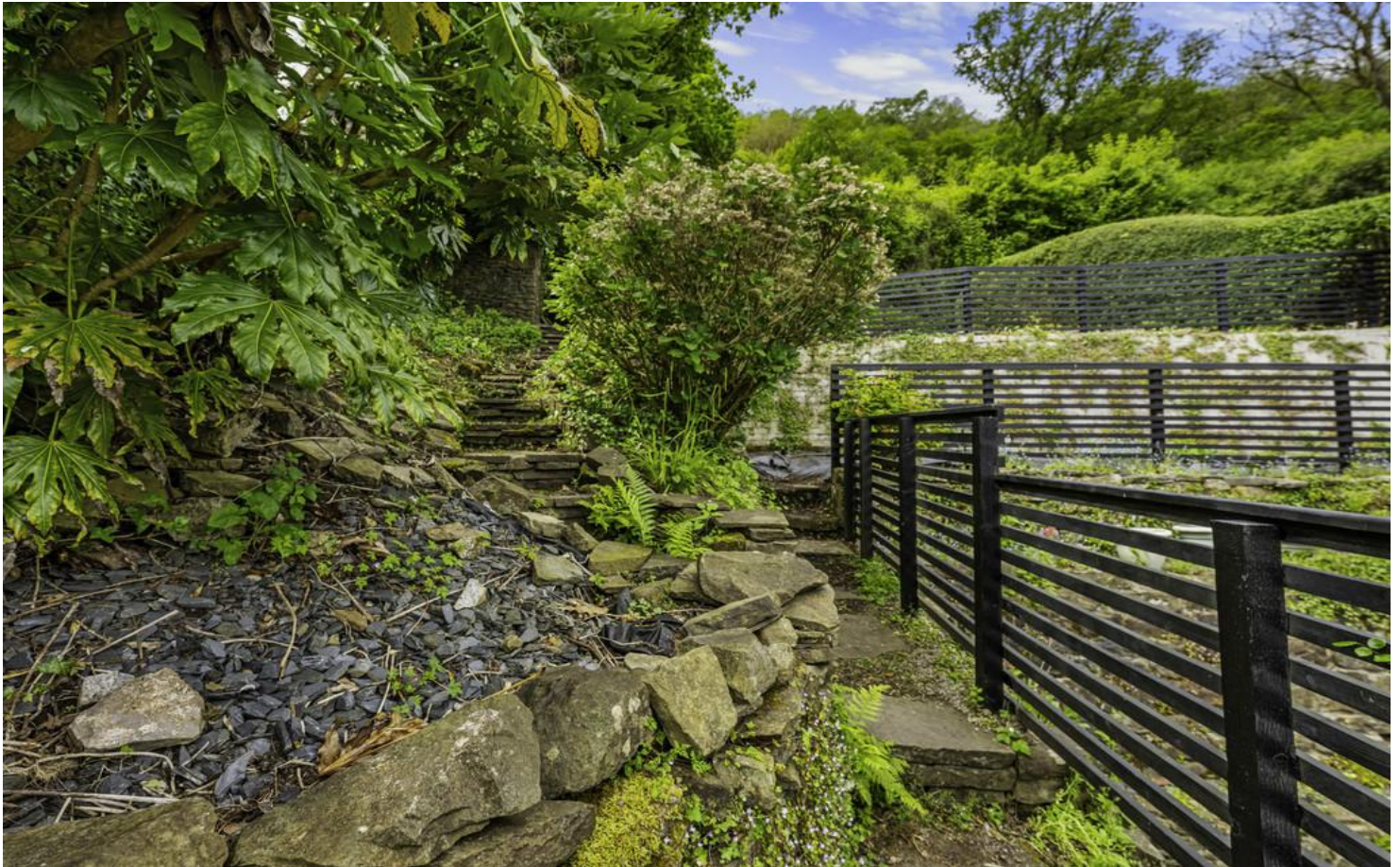
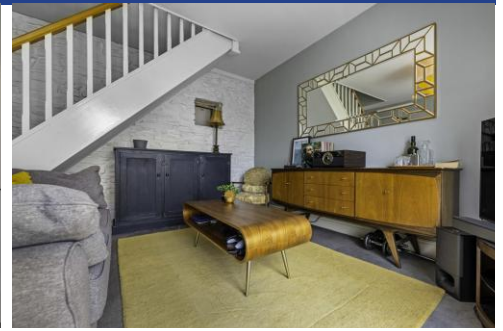
REAR GARDEN

The garden is made up of three tiers with artificial lawn and paved patio to the lower level, and a mix of paving and lawn to the upper tiers with fantastic elevated views. Feature stone walls, slate chip borders, and raised flower beds. Boundary hedge and fence.

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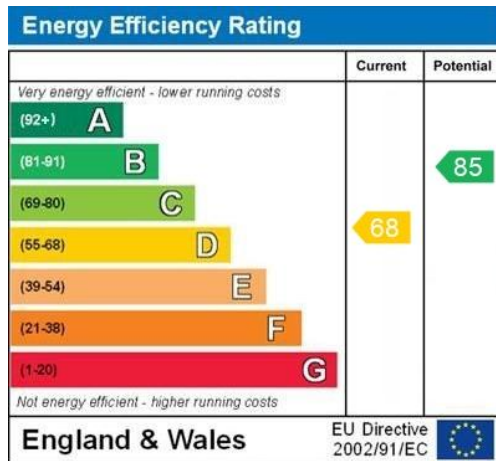
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