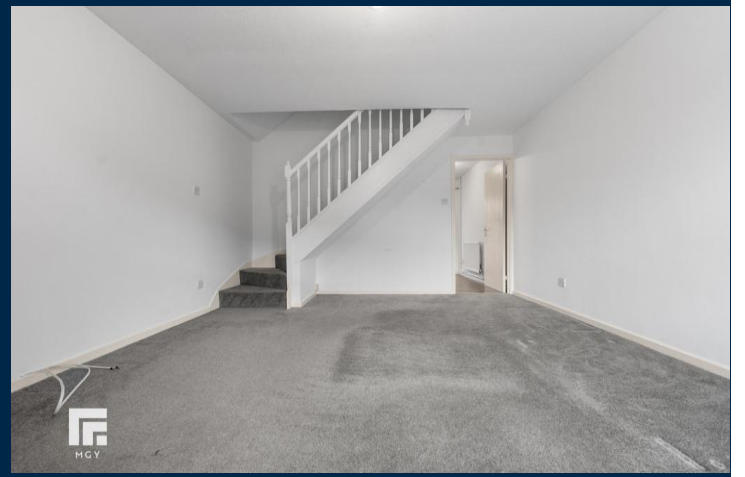




**13 MILES COURT**  
**GWAELOD-Y-GARTH**  
**CARDIFF CF15 9SR**


ASKING PRICE OF  
**£225,000**



**MID TERRACED HOUSE**



**2**



**1**



**1**



**2**

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 710 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\* TWO DOUBLE BEDROOM MID TERRACE HOME \*\* NO CHAIN \*\* PARKING \*\* A** delightful two double bedroom mid terrace family home in the sought after area of Gwaelod Y Garth, being close to local amenities and transport links. Entrance porch, spacious lounge, modern fitted kitchen and breakfast room, conservatory. To the first floor are two double bedrooms and a family bathroom. Gas central heating, double glazing. Long, sunny rear garden. Parking space. EPC Rating: D

#### 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 in the area and Gwaelod y Garth is within the Radyr Comprehensive catchment area. There is a bus service to Cardiff City Centre as well as a train station at nearby Taffs Well.

#### ENTRANCE PORCH

Approached via a panelled entrance door with obscured glass window to upper part. Additional window to front. Tiled flooring.

#### LOUNGE

15' 4" x 12' 4" (4.69m x 3.77m)  
Overlooking the entrance approach, a good sized reception. Staircase to first floor. Radiator. Door to kitchen.

#### KITCHEN AND BREAKFAST ROOM

12' 4" x 9' 0" (3.77m x 2.76m)  
Well appointed along three sides in high gloss fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with oven below, cooker hood above. Matching range of eye level wall cupboards. Concealed gas central heating boiler. Plumbing for washing machine. Tiled flooring. Space for fridge freezer. Space for family breakfast table. Radiator. French doors to conservatory.

#### CONSERVATORY

10' 0" x 8' 6" (3.07m x 2.61m)  
Spacious uPVC double glazed conservatory. Door to rear garden. Tiled flooring.

#### FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space.

#### BEDROOM ONE

12' 4" x 9' 0" (3.77m x 2.75m)  
Overlooking the rear garden, a good sized double bedroom. Airing cupboard housing the hot water cylinder. Radiator.

#### BEDROOM TWO

12' 4" x 7' 3" (3.77m x 2.22m)  
Overlooking the entrance approach, a second double bedroom. Radiator.

#### FAMILY BATHROOM

8' 4" x 4' 4" (2.55m x 1.34m)  
White suite comprising low level WC, wash hand basin, panelled bath with 'Triton' electric shower above, swivel shower screen. Full wall tiling. Tiled flooring. Extractor fan. Radiator.

#### OUTSIDE

##### REAR GARDEN

Large decked relaxation area leading to paved pathway and two timber storage sheds. Outside taps. Timber gate to rear for access leading to car parking space.

##### FRONT GARDEN

Decorative stones and paved pathway to front.

##### PARKING

Parking space to side.



13 MILES COURT, MILES COURT, GWAELOD-Y-GARTH, CARDIFF,  
CF15 9SR



# 13 MILES COURT, MILES COURT, GWAELOD-Y-GARTH, CARDIFF, CF15 9SR



TOTAL FLOOR AREA: 710 sq.ft. (65.9 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Memphis (2025)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**