



53 CLOS Y GADWYN

CARDIFF CF5 2FB

OFFERS IN EXCESS OF

£399,950



SEMI- DETACHED PROPERTY



4



2



3



1

**** LARGE FOUR BEDROOM SEMI DETACHED **
CONVENIENT LOCATION ** NO CHAIN ** A**

beautifully presented, four bedroom, three storey semi detached town house in the delightful modern development, close to transport links and amenities. Entrance hallway, cloakroom, kitchen and dining room with integrated appliances. To the first floor is a large lounge with french doors to a glass panelled Juliette balcony, double bedroom and a family bathroom. To the second floor is an exceptionally spacious primary bedroom with ensuite shower room and two further good sized bedrooms. Gas central heating, double glazing. Beautifully landscaped southerly facing rear garden. Keyblock driveway to front leading to the garage. NO CHAIN. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,328 SQ FT

VIEWING: 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.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious entrance hallway. Quality marble tiled flooring. Under stairs recess. Radiator.

CLOAKROOM

White suite comprising low level w.c, wash hand basin. Quality marble flooring. Tiled splash back. Radiator.

KITCHEN AND DINING ROOM

17' 2" x 11' 7" (max)(5.25m x 3.54m)
Well appointed along three sides in light panelled fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring induction hob with cooker hood above. Integrated oven and grill with integrated microwave above. Integrated fridge and freezer. Integrated dishwasher. Pull out slim line pantry cupboard. Matching range of eye level wall cupboards. Concealed 'Worcester' combi gas central boiler. Window to rear. Double opening french doors to the rear garden. Ample space for large family dining table. Quality marble tiled flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a single flight staircase leading to the spacious first floor landing. Window to front. Large linen Storage cupboard.

LOUNGE

17' 3" x 10' 10" (5.27m x 3.31m)
An excellent sized primary reception with french doors opening to the glass fronted Juliette balcony with additional window to rear. Quality laminate flooring. Radiator.

BEDROOM TWO

10' 9" x 9' 10" (3.29m x 3.01m)
With large picture window to the front, a second double bedroom. Quality laminate flooring. Radiator. Electric roller blind.

FAMILY BATHROOM

7' 0" x 6' 6" (2.14m x 2.00m)
Modern white suite comprising low level w.c, vanity wash basin with storage below, panelled bath with chrome shower above and swivel glass shower screen. Wall tiling to splash back areas. Chrome heated towel rail.

SECOND FLOOR

LANDING

Approached via a single flight staircase leading to the central landing area. Access to roof space. Quality laminate flooring. Radiator.

BEDROOM ONE

17' 3" x 12' 5"(max) (5.27m x 3.81m)
With two large windows to front, an excellent sized primary bedroom. Quality laminate flooring. Radiator. Door to ensuite. Electric roller blinds.

ENSUITE SHOWER ROOM

Quality white suite comprising low level w.c, vanity wash basin, large shower cubicle with twin chrome shower. Wall tiling to splash back areas. Extractor fan. Recessed spotlights. Chrome heated towel rail.

BEDROOM THREE

10' 0" x 8' 7" (3.07m x 2.64m)
Aspect to rear, a third double bedroom. Quality laminate flooring. Radiator. Electric roller blind.

BEDROOM FOUR

12' 4" x 7' 8" (max)(3.77m x 2.36m)
Overlooking the rear garden, a further good sized bedroom. Quality laminate flooring. Radiator. Electric roller blind.

OUTSIDE

REAR GARDEN

A beautifully landscaped southerly facing rear garden offering low maintenance rear garden with large porcelain paved tiled garden. Filled enclosed by timber fencing and side gate.

FRONT

Paved pathway and keyblock driveway to front.

GARAGE

With up and over access door. Power and lighting.

ADDITIONAL INFORMATION

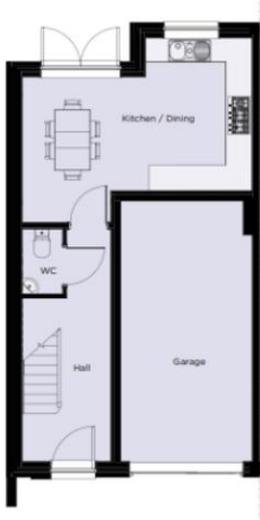
Site service charge paid by homeowners for Upkeep of communal areas - approx £200 per annum.



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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