



48 CLOS Y GADWYN
CARDIFF CF5 2FB

ASKING PRICE OF
£300,000



MID TERRACE PROPERTY



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2



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TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 637 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** MID-TERRACE PROPERTY ** TWO DOUBLE BEDROOMS ** DESIRABLE LOCATION ** OVERLOOKING GREEN AREA **** A beautifully presented modern two bedroom property in a sought after location, being a short distance from amenities and transport links. Entrance hallway, cloakroom, modern fitted kitchen with integrated appliances, lounge and diner with double French doors opening into a landscaped rear garden. To the first floor is a family bathroom, two bedrooms, with the primary bedroom having an ensuite shower room. Gas central heating. uPVC double glazed doors and windows. Property looks out onto green area. Two parking spaces. EPC Rating: B

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

Entered via a composite door. Quality tiled flooring throughout the downstairs. Doors to all rooms. Radiator.

CLOAKROOM

White suite comprising of low level soft close WC and pedestal wash hand basin with half tiled walls. Extractor fan. Recessed spotlights. Radiator.

KITCHEN

9' 1" x 8' 0" (2.77m x 2.46m)

A modern 'Sigma 3' kitchen appointed along three sides with shaker style fronts. A range of base and eye level units beneath Quartz worktops. Stainless steel 1.5 bowl sink with chrome mixer tap and side drainer. Four ring induction hob with integrated extractor. Integrated washing machine, slim line dishwasher, fridge freezer and 'NEFF' oven and microwave. Quartz splashback. Cupboard housing 'Worcester' combi boiler. All cupboards are soft close. uPVC double glazed window to front. Recessed spotlights. Extractor fan. Inset plinth lights.

LOUNGE AND DINER

15' 3" x 11' 8" (4.67 max x 3.57 max)

A good sized reception room with double French doors to the rear garden. Tiled flooring. Window to rear. Three radiators.



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FIRST FLOOR LANDING

Approached via an easy rising staircase. Doors to all rooms. Loft access. Airing cupboard. Radiator.

BEDROOM ONE

11' 9" x 8' 3" (3.59 max m x 2.54m)
A good sized bedroom overlooking the front entrance approach. Built out wardrobes with sliding mirrored fronts. Door to ensuite. Radiator.

ENSUITE

6' 8" x 5' 10" (2.04m x 1.78 max)
A modern white suite comprising of low level soft close WC, pedestal wash hand basin with chrome mixer tap. Fully tiled shower cubicle with chrome shower head and glass folding door. Obscured glass window to front. Half tiled walls. Recessed spotlights. Laminate flooring. Chrome heated towel rail. Extractor fan.

BEDROOM TWO

8' 4" x 9' 1" (2.55m x 2.78m)
A second bedroom overlooking the rear garden via upvc double glazed windows. Radiator.

FAMILY BATHROOM

6' 6" x 5' 6" (2.00m x 1.69m)
Modern white suite comprising of low level soft close WC, vanity wash hand basin with twin chrome mixer tap. Panelled bath with chrome mixer taps and shower head, glass shower screen. Tiled splashback areas. Laminate flooring. Obscured glass window to rear. Shaving point. Extractor fan. Recessed spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a delightful, landscaped, low maintenance, good sized rear garden. Double French doors open onto a paved patio leading to a large artificial lawn area. Paved stepping stones leading to a further patio area with timber shed. Timber gate to rear for access and two parking spaces to side. Outside Tap. Outside double power socket.

FRONT GARDEN

Approached via a paved slab walkway leading to neat bed of shrubs to front door. Property looks out onto a maintained, large green area.

PARKING

Two parking spaces to side.



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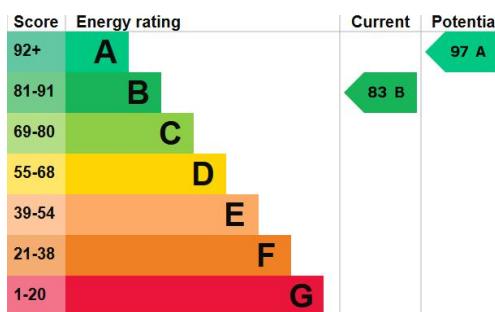
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GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq ft. (59.2 sq.m.) approx.
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