

12 South Glade,

Gwaelod Y Garth, Cardiff, CF15 9TR



Estate Agents and Chartered Surveyors

Offers In Excess Of

**£280,000**



Semi-Detached House

3

1

2

1

# Property Description

**\*\* MODERN SEMI DETACHED HOUSE \*\* WITH LOFT ROOM \*\* LANDSCAPED GARDEN \*\*** Situated in the semi rural village of Gwaelod y Garth this modern semi detached house offers entrance hall, lounge, kitchen/diner, three bedrooms and family bathroom. Converted top floor to provide loft room. Driveway for off road parking and side gate giving access to rear. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,037 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, Radyr Comprehensive School and Plasmawr Comprehensive. 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. There is also a well regarded Public House.

## ENTRANCE

Entered via new composite front door. Covered porch canopy.

## ENTRANCE HALL

Wood laminate flooring. Stairs to first floor. Radiator. Door into lounge and door into;

## CLOAKROOM

Obscure double glazed window to front. White WC and wash hand basin. Tiled flooring. Radiator.

## LOUNGE

15' 3" x 15' 11" (4.658m x 4.855m)  
Double glazed window to front elevation with open woodland views. Feature 'Adam' style fireplace with gas fire. Wood laminate flooring. Understair storage cupboard. Radiator. TV and telephone points. Door into;

## KITCHEN/BREAKFAST ROOM

9' 8" x 15' 2" (2.965m x 4.639m)  
Modern high gloss kitchen in white to include a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Electric double oven, hob and extractor hood over. Integrated dish washer, plumbed for washing machine and space for fridge freezer. Ceramic tiled flooring and tiled splashbacks. Double glazed window and new double patio doors to rear garden. Radiator. Space for breakfast table. Extractor fan.

## FIRST FLOOR

Quarter galleried landing with doors to three bedrooms and family bathroom. Airing cupboard. Stairs to loft room on second floor.

## BEDROOM ONE

8' 7" x 12' 7" (2.620m x 3.85m)  
Double glazed window to rear with superb views. Laminate wood flooring. Radiator and tv point.

## BEDROOM TWO

8' 7" x 12' 7" (2.634m x 3.855m) to wardrobes.  
Double glazed window to front with lovely outlook. Sliding mirrored wardrobes to one wall. Radiator and tv point.

## BEDROOM THREE

6' 9" x 9' 10" (2.078m x 3.018m)  
Double glazed window to rear with lovely views. Radiator and telephone point.

## BATHROOM

6' 2" x 6' 4" (1.898m x 1.940m)  
uPVC obscure glazed window to front. Newly fitted suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer shower over and glass screen. Patterned tiled flooring and clad splashbacks. Extractor fan. Ladder radiator.

## SECOND FLOOR LOFT ROOM

14' 10" x 15' 6" (4.522m x 4.745m)  
Recently converted loft room with double glazed Velux windows to front and rear providing superb open views. Vaulted ceiling. Storage into eaves. Spotlights to ceiling. Radiator and tv point.

## OUTSIDE

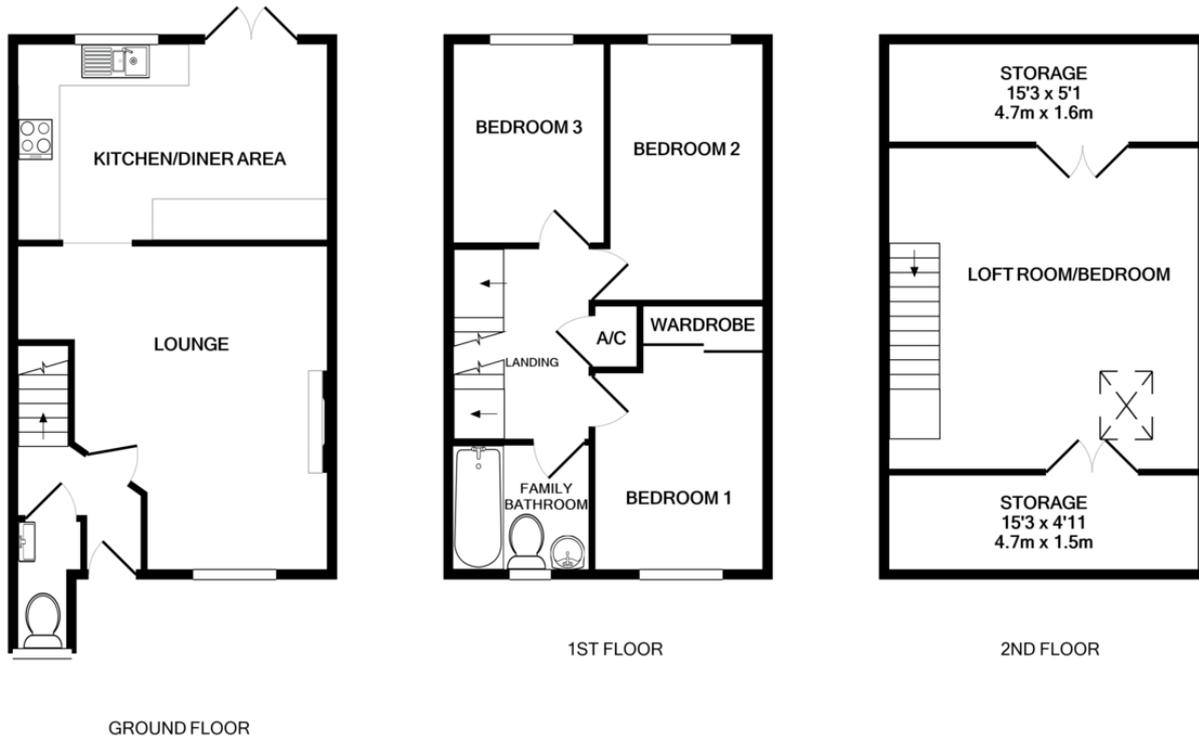
### REAR

Paved patio to the rear with artificial lawned area. Shrub borders with hedging. Boundary fence. Gated side access. Driveway to front with parking for two cars. Outside tap.

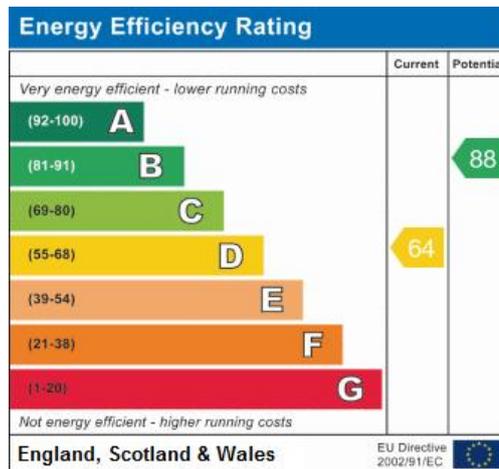
12 South Glade,  
Gwaelod Y Garth, Cardiff, CF15 9TR



# 12 South Glade, Gwaelod Y Garth, Cardiff, CF15 9TR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2020



**Radyr** 029 2084 2124

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



[mgy.co.uk](http://mgy.co.uk)

**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.