

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 cladded 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

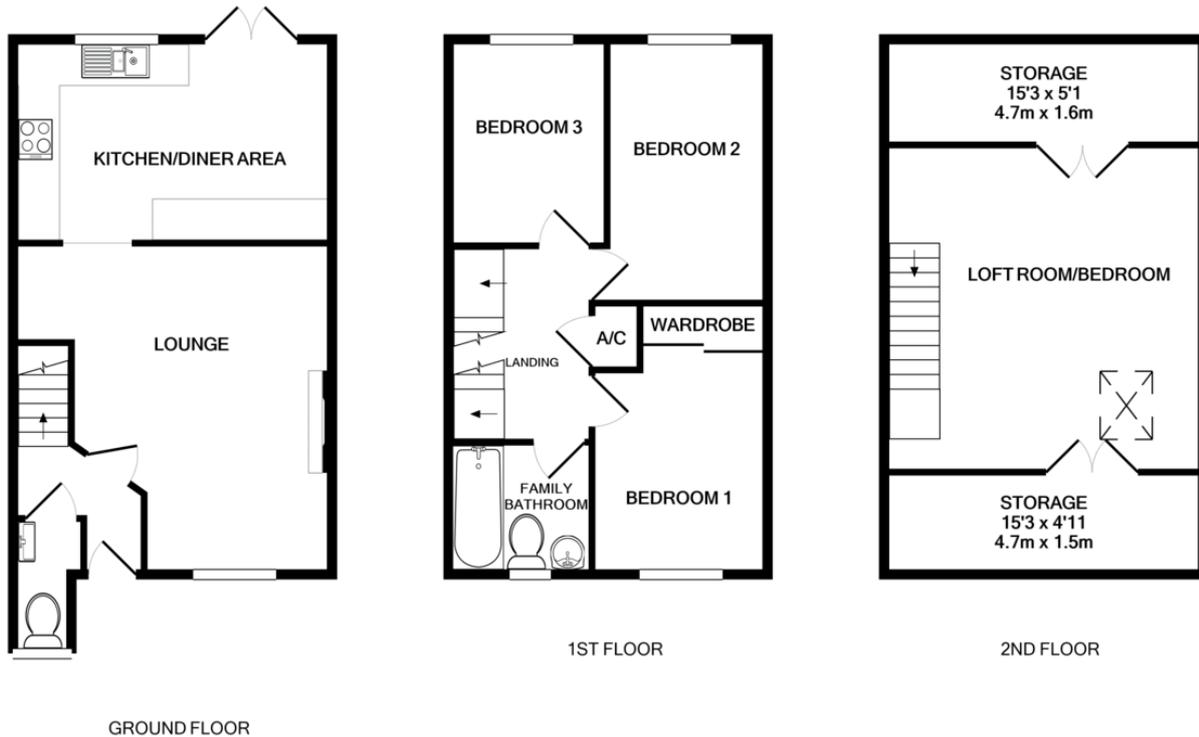
REAR

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.

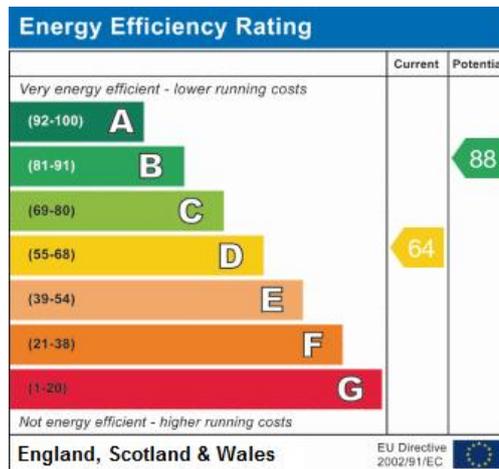
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