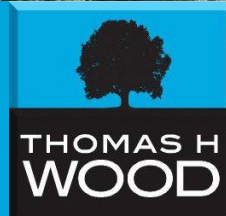




4 Bristol Terrace

Gwaelod-y-garth, Cardiff, CF15 9HR



Asking Price Of £209,950

2 Bedrooms



A charming, end terrace period cottage, located in the heart of the ever popular Gwaelod-y-Garth. Superb views over the valley below and charming terraced garden to the rear. The accommodation briefly comprises a sitting room, kitchen/diner, landing, two bedrooms and Jack and Jill bathroom. There are delightful original features, including exposed stone walls and stone dog leg staircase. On road parking to the front. The property is ideally located close to a local gastro pub, primary school and other local amenities. The M4 and A470 motorways and a few minutes' drive away and there are good links to Cardiff City centre.

ENTRANCE

Through a split barn style front door.

SITTING ROOM

12'2" x 14'1" (4.29m x 3.71m) max. Exposed stone fireplace with cast iron log burner. Exposed wooden beams. TV and phone points. Stone dog leg staircase to first floor. Double glazed uPVC window to front.



KITCHEN/DINER

15'6" x 6'11" (4.72m x 2.11m) max. Green coloured units with wood effect worksurface and tiled splashback. 1 ½ stainless steel sink and drainer with chrome mixer tap. Two double glazed uPVC windows to rear, split barn style rear door. Four ring gas hob and electric oven. Biasi combi boiler. Painted walls and ceiling, quarry tile floor. Double radiator panel with TRV>

LANDING

Via stone staircase with rope hand rail. Painted walls and ceiling, wooden flooring.

BEDROOM 1

14'2" x 12'3" (4.32m x 3.73m) max. Painted stone walls, painted ceiling, wooden flooring. Double glazed uPVC window to front. Access to loft area. Double radiator panel with TRV.

BEDROOM 2

9'3" x 7'6" (2.82m x 2.29m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV.

BATHROOM

7'6" x 6'1" (2.29m x 1.85m) max. White suite comprising a pedestal basin with chrome taps, low level WC, bath with chrome mixer tap/shower head. Tiled walls, painted walls and ceiling, laminate flooring. Double glazed uPVC window to rear. Single radiator panel with TRV.

OUTSIDE

FRONT

Small stone forecourt.

REAR

Small courtyard with two brick built shed. Steps leading to a tiered garden with lawn and mature shrubs and trees. Timber fencing to perimeter.

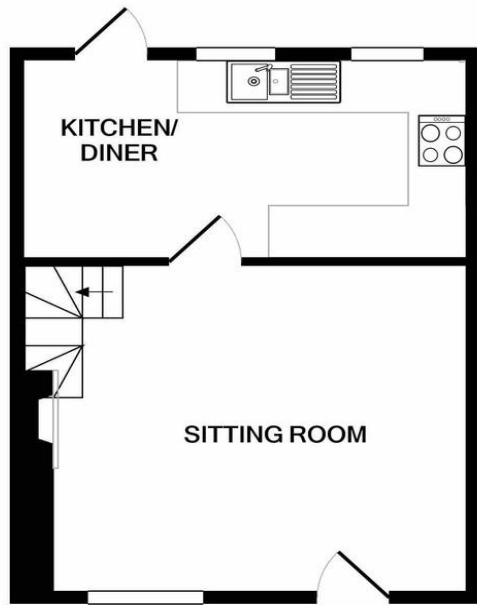
TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

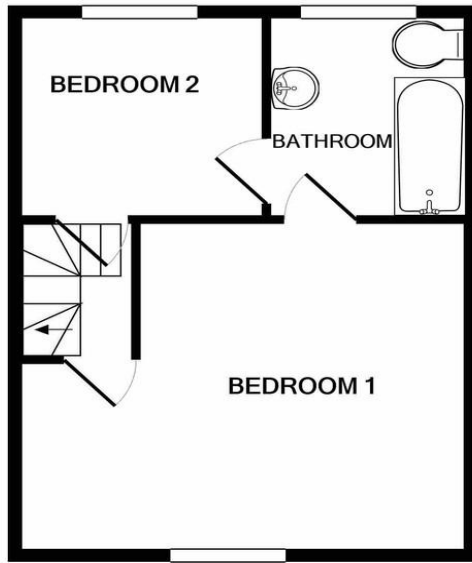
COUNCIL TAX

Band D





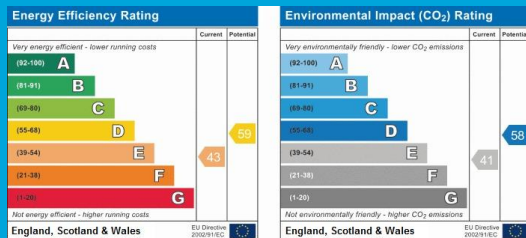
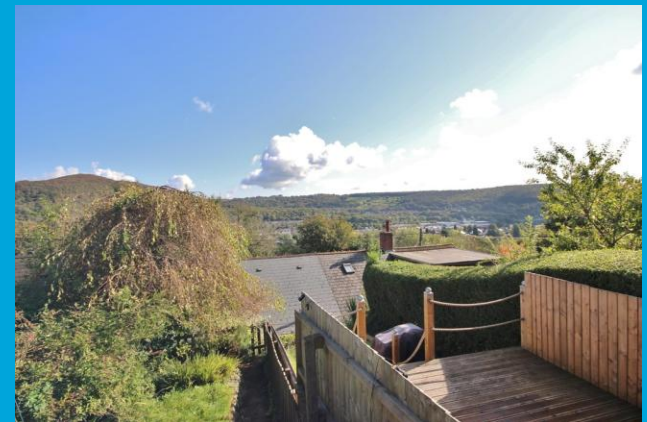
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 SQ.M.)

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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements