

6 Bristol Terrace

Gwaelod-y-Garth | Cardiff | CF15 9HR

Cottage | £219,950



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PROPERTY DESCRIPTION

****CHARMING STONE COTTAGE**** A beautiful cottage situated in the village of Gwaelod y Garth retaining character and charm throughout. The accommodation comprises lounge/dining room, fitted kitchen, two bedrooms and bathroom. Garden to the rear built into the hillside plus the benefit of parking facility to the rear. ****Viewing Recommended****

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 570 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.

LOUNGE/DINING ROOM

12' 7" x 12' 5" (3.86m x 3.81m)
Double glazed stable door to a charming reception room with feature stone fireplace and hearth with multi fuel burning stove. Feature beams to ceiling. Panelled radiator. Double glazed window to front aspect. Feature wood laminate flooring. Power points and tv point. Curved stone staircase to first floor. Bespoke wooden stable doors leading to;

KITCHEN

13' 10" x 6' 11" (4.22m x 2.11m)
Double glazed window to rear aspect plus double glazed door giving access to the rear garden. Contemporary style kitchen well fitted with a range of matching wall and base units with complimentary work surfaces. Built in electric oven with electric hob and cooker hood above. Inset stainless steel sink unit with drainer and mixer taps. Integrated slimline dish washer, plumbing for washing machine and built in fridge freezer. Feature flooring. Radiator. Part tiled walls and smooth plastered ceiling.

FIRST FLOOR

Landing with feature wooden doors to bedrooms and bathroom. Loft access.

BEDROOM ONE

12' 5" x 10' 11" max (3.81m x 3.33m) A beautifully presented master bedroom with double glazed window to the front elevation with lovely views. Panelled radiator.

Built in wardrobes providing ample storage and additional built in floor to ceiling cupboard with storage.

BEDROOM TWO

7' 6" x 6' 9" (2.31m x 2.08m)
Double glazed window to rear aspect. Built in storage. Smooth plastered ceiling. Panelled radiator. Wood effect laminate flooring.

BATHROOM

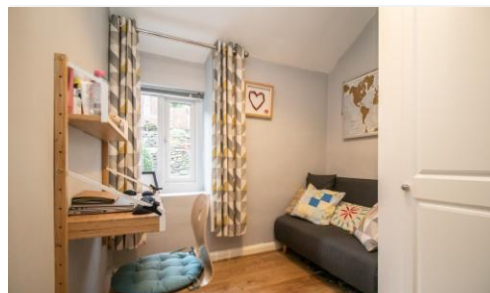
Double glazed obscure window to rear aspect. Contemporary style bathroom fitted with a three piece suite comprising panelled bath with mains pressure shower over, pedestal wash hand basin and low level wc. Tiled walls. Cupboard housing gas central heating boiler. Smooth plastered ceiling.

OUTSIDE

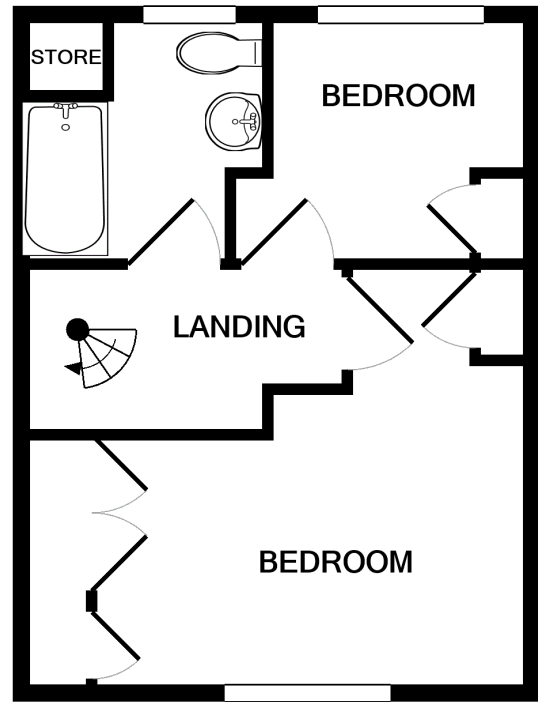
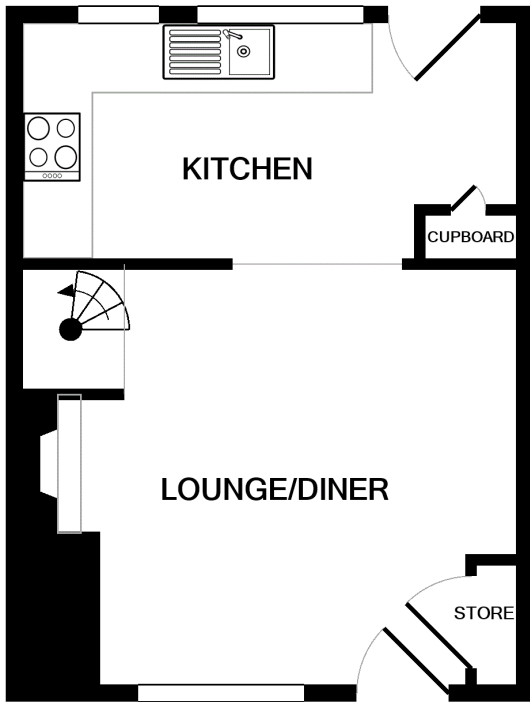
FRONT - An attractive frontage to the cottage with stone wall and pedestrian access to the property.

REAR

Rear garden is built into the hillside, terraced with a feature decked sun terrace. Paved patio immediately accessible from the kitchen. Stone steps leading up throughout the garden and giving access to the parking area to the right of the plot.



FLOORPLANS



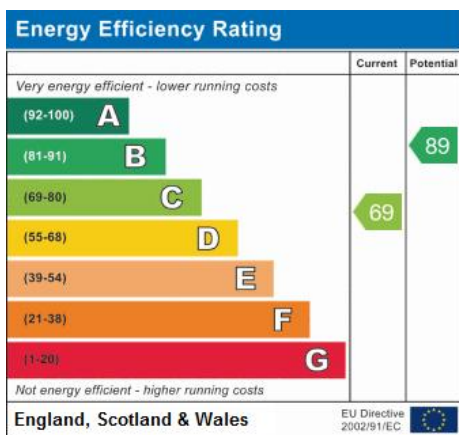
GROUND FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 281 SQ.FT.
(26.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 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

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