

2 Miles Court,

Gwaelod-y-garth, Cardiff, CF15 9SR



Estate Agents and
Chartered Surveyors

Asking Price Of

£225,000



Mid Terrace Property



Property Description

**** BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE
** NO CHAIN **** A beautifully presented, recently refurbished two bedroom mid terraced family home in the popular area of Gwaelod Y Garth. Entrance porch, spacious lounge, modern fitted 'Howdens' kitchen with integrated appliances including 'Smeg' range style cooker, conservatory/dining area. To the first floor are two double bedrooms and a modern family bathroom. Gas central heating. Double glazing. Low maintenance rear garden, paved pathway to front. Parking space to front. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 707 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 and Radyr Comprehensive School. 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.

ENTRANCE PORCH

Approached via a newly fitted composite entrance door leading to the entrance porch. Window to front. Quality laminate flooring. Opening by to lounge.

LOUNGE

15' 4" x 12' 5" (4.69m x 3.81m)
A good sized reception with window to front. Staircase to first floor. Quality laminate flooring. Doorway to kitchen. Radiator.

KITCHEN

12' 5" x 8' 11" (3.81m x 2.74m)
Newly fitted 'Howdens' kitchen appointed along four sides in white fronts with chrome handles beneath concrete effect slimline laminate worktops. Inset 'Smeg' 5 ring range

style cooker with cooker hood above. Inset stainless steel sink with side drainer. Integrated slim line dishwasher. Integrated fridge and integrated freezer. Matching range of eye level wall cupboards. Plumbing for washing machine. Tiled splash back. Window to conservatory. French doors to conservatory. Quality laminate flooring. Vertical radiator.

CONSERVATORY

9' 9" x 8' 10" (2.99m x 2.71m)
A delightful uPVC double glazed conservatory overlooking the rear garden with fitted 'Hillary's' blinds. French doors to rear garden. Quality laminate flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space.

BEDROOM ONE

12' 6" x 9' 0" (3.82m x 2.75m)
Overlooking the rear garden, a good sized double bedroom. Built in cupboard housing the 'Baxi' combi gas central heating boiler (approx 3 years old). Radiator.

BEDROOM TWO

12' 6" x 7' 3" (3.82m x 2.22m)
Aspect to front, a second double bedroom. Radiator.

FAMILY BATHROOM

8' 2" x 4' 3" (2.50m x 1.32m)
Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above. Wall tiling to splash back areas. Recessed spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Fully enclosed rear garden with timber fencing. Quality paved stone patio. Area of loose stone chippings. Outside tap. Outside power point.

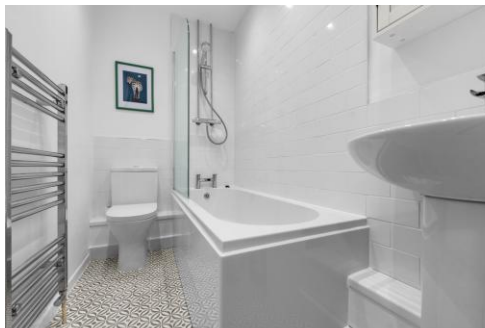
FRONT GARDEN

Beautifully paved front pathway.

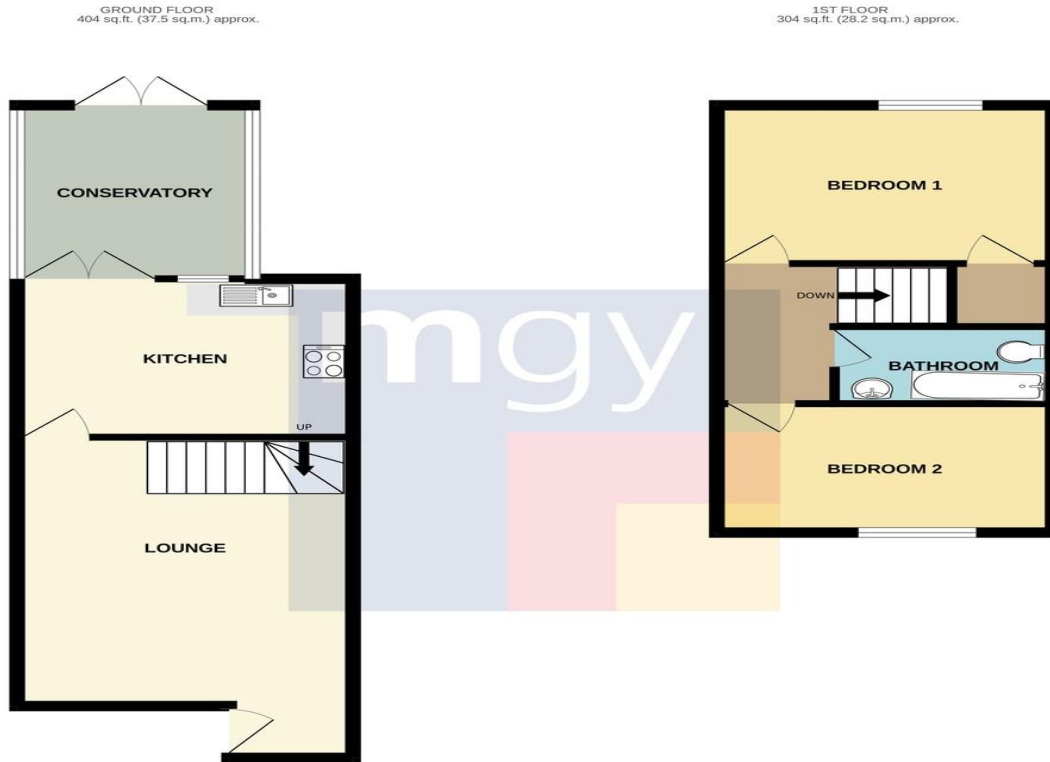
PARKING

Allocated parking to front.

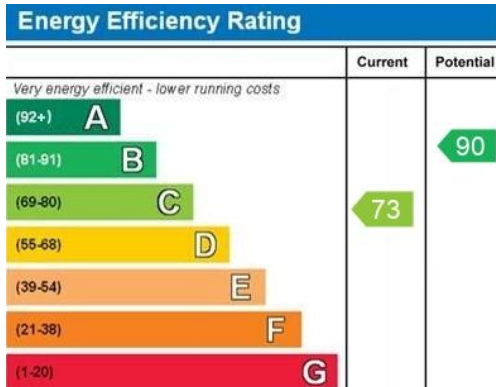
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