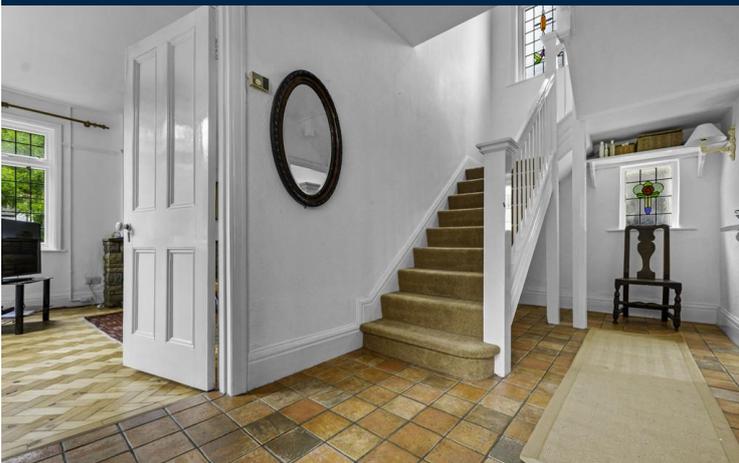


HAFAN DAWEL, MAIN ROAD
GWAELOD-Y-GARTH
CARDIFF CF15 9HJ

ASKING PRICE OF
£699,950



DETACHED PROPERTY



4



1



1



2

**** 'HOUSE IN A GARDEN' ** FOUR BEDROOM DETACHED ** PLOT APPROX TWO THIRDS OF AN ACRE PLOT HALF LEVEL GARDEN AND HALF WOODLANDS**** An exceptional, bright and spacious family home on a large plot of approx third of an acre backing onto woodlands of a similar size, located on the highly regarded area of Gwaelod Y Garth with a fully enclosed garden and entrance gates. The property comprises a large entrance hallway, spacious lounge, dining/playroom, delightful kitchen and breakfast room with 'Rayburn Nouvelle' gas cooker. To the first floor are four bedrooms and a family bathroom. Gas central heating. The plot of approx third of an acre offers exceptional level gardens laid mainly to lawns with entrance gates leading to a driveway and carport. The property backs onto owned woodlands which are also approx a third of an acre in total. EPC Rating: E

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,285 SQ FT

VIEWING: 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 in the area and Gwaelod y Garth is within the Radyr Comprehensive catchment area. There is a bus service to Cardiff City Centre as well as a train station at nearby Taffs Well.

ENTRANCE HALLWAY

16' 10" x 6' 11" (5.15m x 2.13m)

Approached via the original wood panelled entrance door with stained glass window to upper part leading to the spacious entrance hallway. Staircase to first floor. Ceramic tiled flooring. Stained glass window to rear. Radiator.

LOUNGE

16' 11" x 12' 6" (5.17m x 3.83m)

With windows to two aspects, an excellent sized principal reception. Feature stone open fireplace with slate tiled hearth. Quality herringbone wood flooring. Radiator.

DINING/PLAY ROOM

11' 10" x 11' 4" (3.61m x 3.46m)

With window overlooking lawned garden. Quality wood block flooring. Radiator.

KITCHEN AND BREAKFAST ROOM

12' 10" x 11' 4" (3.92m x 3.47m)

Appointed along two sides in farmhouse style panelled fronts beneath solid wood worktop surfaces. Inset ceramic sink. Inset four ring induction hob with glass framed cooker hood above and oven below. Tiled splash back. 'Rayburn Nouvelle' gas cooker/central heating. Windows to two aspects and enjoying delightful views down the garden with french doors to rear patio. Ceramic tiled flooring. Built in wood units to either side of cooker recess. Wood panelled stained glass door leading to car port.

FIRST FLOOR

LANDING

10' 5" x 8' 9" (3.18m x 2.68m)

Full turning staircase leading to a spacious landing. Airing cupboard housing hot water cylinder, stained glass window. Doors leading to bedrooms and family bathroom.

BEDROOM ONE

16' 9" x 12' 7" (5.13m x 3.84m)

A spacious, principal bedroom, built in wardrobes. Radiator. Wooden window to overlooking woodland area. Additional window with Mountain View's.

BEDROOM TWO

11' 4" x 10' 6" (3.46m x 3.21m)

A second, spacious double bedroom with built in wardrobe. Radiator. Window overlooking garden.

FAMILY BATHROOM

7' 3" x 7' 2" (2.22m x 2.19m)

White suite; low level WC, pedestal wash hand basing panelled bath with dual, chrome taps, overhead shower, radiator. Half walled tiles, two obscured glass windows to rear.



MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF CF15 9HJ

BEDROOM THREE

11' 3" x 7' 1" (3.45m x 2.18m)

A third bedroom with woodland views. Window; Radiator.

BEDROOM FOUR

6' 11" x 6' 6" (2.13m x 2.0m)

A fourth bedroom, window to side overlooking the well maintained side garden.

OUTSIDE

GARDENS

With delightful and attractive lawned gardens benefitting from sunshine until late in the day in summer and delightful views of the Garth mountain from both front and rear garden. The gardens measure approx. 1/3 of an acre, laid mainly to lawn with neat beds and borders of plants, shrubs and trees. Well tended hedgerow boundaries and stone built wall to side adjoining Gwaelod Primary School. Timber summer house. Access to utility space measuring 3.43m x 1.87m. The entrance is approached via tall metal gates with brick built side pillars leading to the long driveway further leading to the long car port. Backing onto the delightful ancient tree filled woodlands of approx. 1/3 of an acre forming part of the sale (separate freehold).



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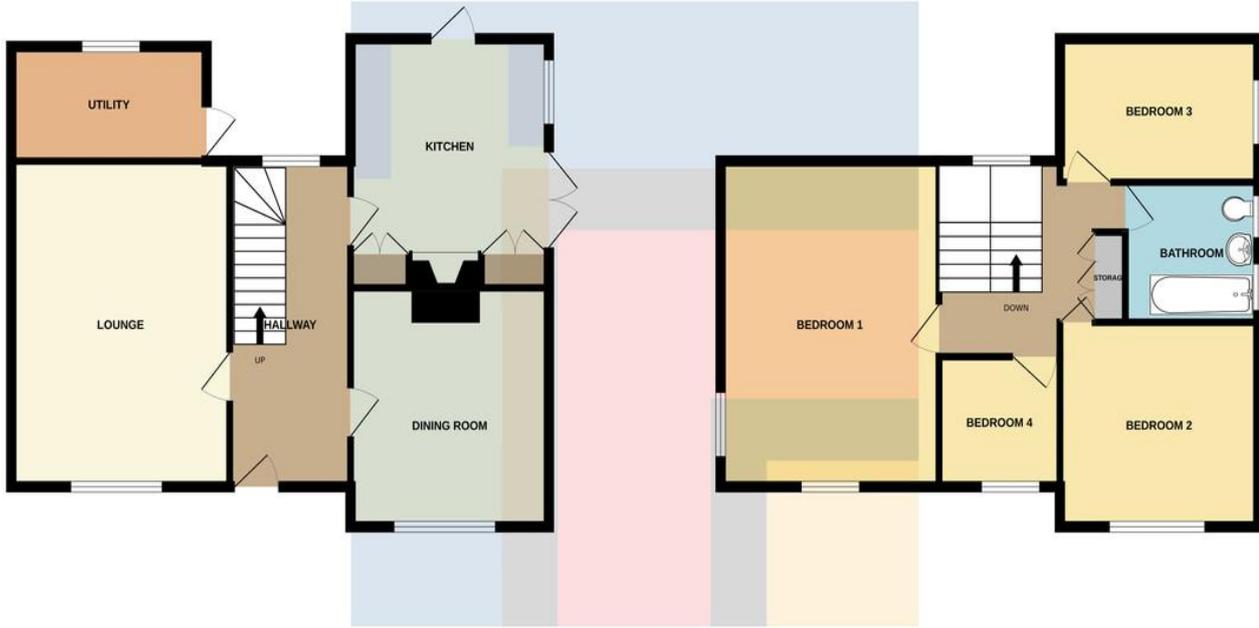
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GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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