

10 Miles Court,

Gwaelod-y-garth, Cardiff, CF15 9SR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£179,950**



Mid Terraced House

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# Property Description

**\*\* IN NEED OF MODERNISATION \*\* CUL-DE-SAC LOCATION \*\* NO CHAIN \*\*** A mid terraced property situated in the sought after area of Gwaelod Y Garth, with views of the Garth Mountain. Property comprises entrance porch, lounge, kitchen with double french doors to the enclosed rear garden, two double bedrooms and family bathroom. Gas central heating. Allocated Parking. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 623 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 wooden door, uPVC double glazed window to front. Door leading into lounge.

## LOUNGE

12' 8" x 15' 8" (3.86m x 4.78m)  
A good sized living space, uPVC double glazed window to front, radiator. Door to kitchen. Stairs leading to landing.

## KITCHEN

12' 8" x 8' 2" (3.86m x 2.49m)  
Appointed along three sides with a range of low and eye level cupboards. Stainless steel sink with drainer and mixer tap. Plumbing for washing machine. Space for gas cooker. Gas

central heating boiler. Radiator. Window to rear. uPVC double glazed, french doors leading to the rear garden.

## LANDING

Approached via a quarter turn staircase, access to roof space, doors to all rooms.

## BEDROOM ONE

12' 8" x 9' 2" (3.86m x 2.79m)  
Window to rear, one of two double bedrooms. Cupboard housing water tank. Radiator.

## BEDROOM TWO

12' 8" x 7' 6" (3.86m x 2.29m)  
Aspect to front with views over the Garth Mountain, a second double bedroom. Radiator.

## BATHROOM

8' 6" x 4' 6" (2.59m x 1.37m)  
Suite comprising of low level WC, bath, wash hand basin with light and shaving point. Extractor fan. Radiator.

## OUTSIDE

### REAR GARDEN

Enclosed, South east facing garden, small patio area with wooden fencing.

## FRONT

Block paving to front with archway leading to allocated parking space.



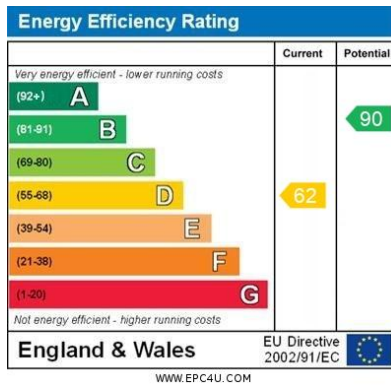
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TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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