



1-2 POST OFFICE ROW
GWAELOD-Y-GARTH
CARDIFF CF15 9HY

ASKING PRICE OF
£375,000



COTTAGE



3



1



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****CHARACTER COTTAGE**BEAUTIFULLY PRESENTED**MID TERRACE**THREE BEDROOMS**** A beautiful character cottage in the sought after area of Gwaelod-Y-Garth. Lounge with feature wood burning stove; open kitchen/dining room with second wood burning stove. To the first floor, principal bedroom with superb views, a second bedroom, family bathroom and third bedroom. A well maintained, tiered rear garden with feature stone walls mainly laid to lawn. EPC Rating: D

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

Pathway to front door with enclosed shrub borders.

KITCHEN/DINING ROOM

20' 2" x 11' 10" (6.16m x 3.62m)

Entered via glazed front door into kitchen/dining room. A traditional style kitchen with base and eye level units incorporating one and a half bowl ceramic sink with complementary work surfaces. Space for gas cooker, fridge/freezer and washing machine. Tiled splash backs and slate tiled flooring. Feature beamed ceiling. Double glazed windows to front and rear with stable door to rear garden. Cast iron wood burner with feature stone chimney breast and slate hearth. Stairs to first floor with under stair cupboard housing gas central heating boiler. Radiator. Door to lounge.

LOUNGE

20' 2" x 11' 10" (6.15m x 3.63m)

Feature wood burner with oak mantle and slate tiled hearth. Wood flooring. Double glazed window to front and French patio doors to rear garden. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Doors to three double bedrooms and bathroom. Double glazed window to rear overlooking the garden. Wood flooring. Loft access with pull-down ladder.

BEDROOM ONE

11' 11" x 10' 10" (3.65m x 3.32m)

Double glazed window to front with superb views. Radiator.

BEDROOM TWO

12' 0" x 10' 9" (3.67m x 3.30m)

Double glazed window to front with views. Cupboard housing hot water tank.

BEDROOM THREE

9' 7" x 8' 11" (2.93m x 2.73m)

Double glazed window to rear. Radiator.

BATHROOM

8' 10" x 8' 7" (2.70m x 2.62m)

Low level WC, pedestal wash hand basin, fitted corner shower cubicle and freestanding roll top bath. Quarry tiled flooring. Tiled splash backs. Spotlights. Radiator.

OUTSIDE

REAR GARDEN

A tiered rear garden with feature stone walls and shrub borders. Mainly laid to lawn with boundary fence. Outside tap and lighting.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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