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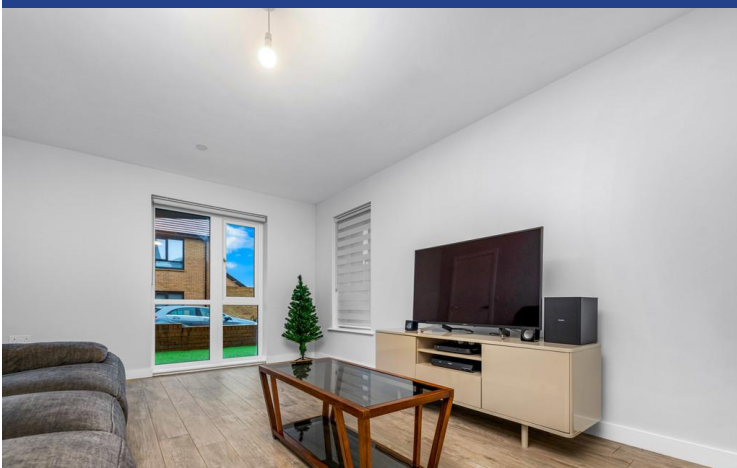
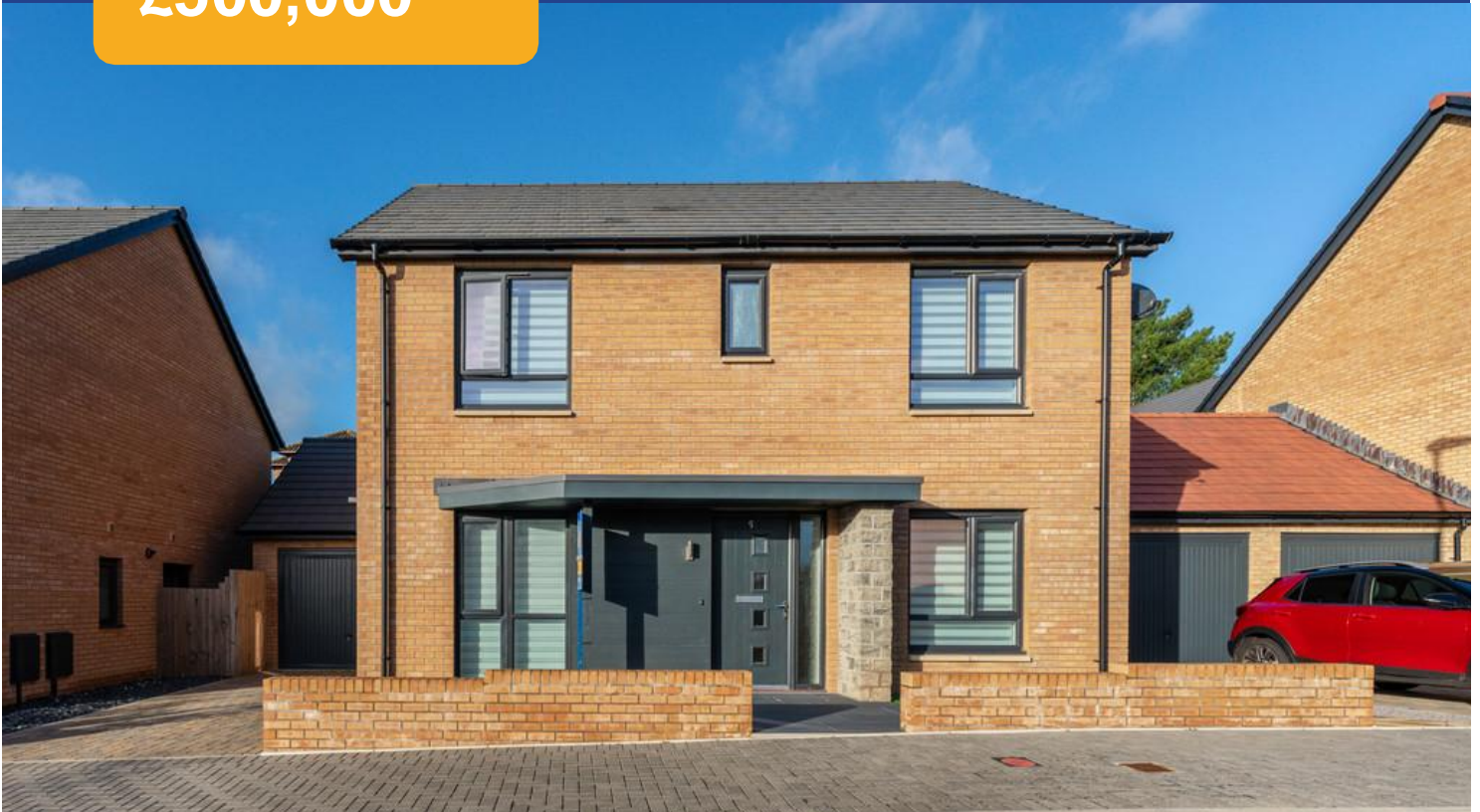
Penylan, Cardiff, CF23 9FQ



Estate Agents and
Chartered Surveyors

Asking Price

£500,000



Detached House



Property Description

Newly completed four bedroom detached family home in Penylan, Cardiff. This home offers ample space for a growing family with modern fixtures and fittings throughout. The current owner is selling the property with no onwards chain and has also further upgraded the property since the purchase in 2021. Internally the property accommodation briefly comprises; entrance hallway, lounge, study, cloakroom, utility room and kitchen/dining room all to the ground floor.

To the first floor you will find four bedrooms and a family bathroom. The master bedroom further benefits from an en suite shower room.

Outside the property offers a landscaped front garden complete with porcelain tiles and artificial grass. Side gate provides access to the rear garden and off road parking can be found via a drive leading to the garage. The rear garden is enclosed and comprises if paving with the remainder laid to lawn. The sunshine moves from the front of the home in the morning to the rear garden through the evening time offering all day sunshine.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,345 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is within walking distance to Sainsbury supermarket, newsagents and a couple of other retail outlets. Newport road is close by with a range of retail shops. Good transport links to the city centre and A48. Well regarded schools of all levels in close proximity.

ENTRANCE HALL

Enter into hallway via composite front door. Carpeted staircase leading to front door. Doors leading to all ground floor rooms. Understairs cupboard provides great storage space. Smooth walls and ceilings with two central light pendant with tiled flooring throughout.

STUDY

7' 10" x 5' 5" (2.40m x 1.67m)
Smooth walls and ceilings with a central light pendant finished with tiled flooring. Upvc double glazed window to front with fitted blinds.

LOUNGE

15' 6" x 11' 3" (4.73m x 3.43m)
Smooth walls and ceiling with a central light pendant finished with tiled flooring. Upvc double glazed floor to ceiling window to front and Upvc double glazed window to side both of which has fitted blinds.

CLOAKROOM

Tiled walls and flooring finished with smooth ceilings and a central light pendant. Fitted with a two piece suite comprising WC and wash hand basing. Upvc double glazed obscure window to side.

UTILITY ROOM

7' 10" x 5' 10" (2.39m x 1.79m)
Smooth walls and ceilings with a central light pendant finished with tiled flooring. Fitted with a modern range of high gloss base and eye level units with worktops over. Inset stainless steel sink unit with space for washing machine and tumble dryer. Combi boiler wall mounted to external wall. Upvc double glazed door to side.

KITCHEN/DINING ROOM

26' 3" x 9' 6" (8.01m x 2.90m)
Open plan kitchen/dining room. Fitted with a modern range of high gloss base and eye level units with worktops over and fitted breakfast bar. Built in oven, gas hob and a cooker hood over. Inset stainless steel 1.5 bowl sink unit plus drainer. Integral dishwasher and space for free strange fridge/freezer. Space for large table and chairs. Smooth walls and ceilings with a spot lighting in the kitchen and two ceiling pendants in the dining area finished with tiled flooring. Upvc double glazed

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French doors leading to rear garden and Upvc double glazed window to rear in the kitchen.

LANDING

Smooth walls and ceilings with two central light pendants finished with luxury vinyl tiled flooring. Doors leading to all first floor rooms. Airing cupboard with built in shelving ideal for towels etc.

BEDROOM ONE

13' 11" x 11' 5" (4.25m x 3.49m)

Built in wardrobes. Smooth walls and ceilings with a central light pendant finished with luxury vinyl tiled flooring. Upvc double glazed window to front with fitted blinds. Door leading to en suite.

EN SUITE SHOWER ROOM

Fitted with a three piece bathroom suit comprising walk in double shower enclosure with sliding glass door, WC and wash hand basin. Upvc double glazed obscure window to front. Tiled walls and flooring finished with smooth ceilings and spot lighting.

BEDROOM TWO

11' 1" x 12' 0" (3.40m x 3.66 max m)

Smooth walls and ceilings with a central light pendant finished with luxury vinyl tiled flooring. Upvc double glazed window to front with fitted blinds.

BEDROOM THREE

13' 2" x 9' 2" (4.03m x 2.81 max m)

Built in wardrobes. Smooth walls and ceilings with a central light pendant finished with luxury vinyl tiled flooring. Upvc double glazed window to rear with fitted blinds.

BEDROOM FOUR

11' 3" x 9' 4" (3.45m x 2.86 max m)

Built in wardrobes. Smooth walls and ceilings with a central light pendant finished with luxury vinyl tiled flooring. Upvc double glazed window to rear with fitted blinds.

FAMILY BATHROOM

Fitted with a modern three piece suite comprising bath with shower over, WC and wash hand basin. Tiled walls splash back and tiled flooring with smooth walls and ceilings finished with spot lighting. Upvc double glazed obscure window to rear.

OUTSIDE

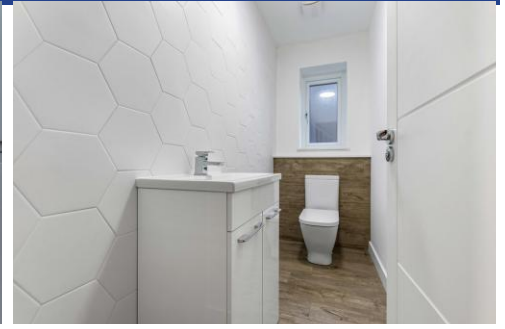
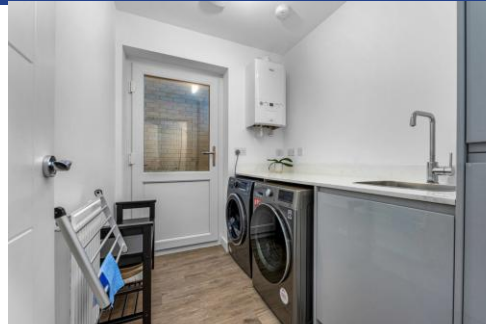
Front - landscaped front garden finished with porcelain tiles and a front garden laid with artificial grass. Drive way to the side provide parking for two garden leading to integral garage. Side path with garden gate leading to rear garden.

Rear - An enclosed rear garden offering paving ideal for outside dining with the remainder laid to lawn and a wooden fence surround.

GARAGE

Standard up and over garage door complete with tiled flooring. Built in work bench and free standing storage units. Internal garage door leads directly inter the rear garden.

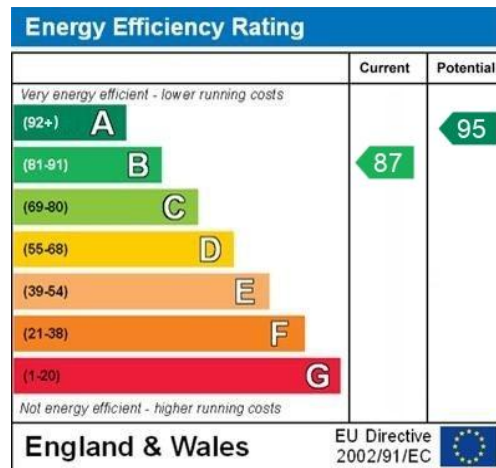
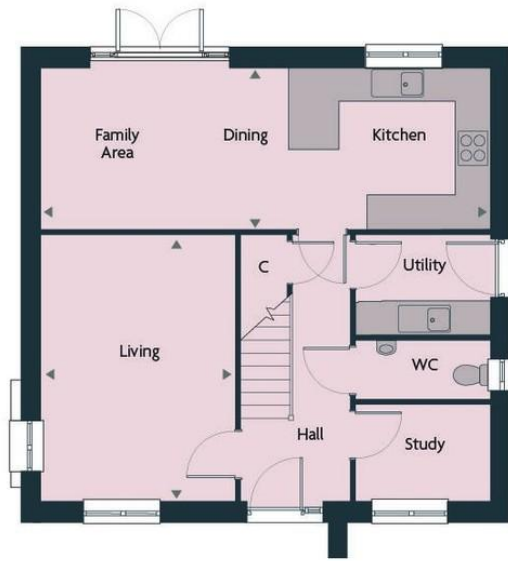
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Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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