



6 CRIB Y LAN
GWAELOD-Y-GARTH
CARDIFF CF15 9LA

ASKING PRICE OF
£459,950



DETACHED PROPERTY



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**** MODERN DETACHED FAMILY HOME WITH A TRADITIONAL FEEL ** QUIET CUL-DE-SAC LOCATION ** DETACHED STUDIO/HOME OFFICE** A beautifully presented, stone finish modern detached family home with a cottage feel, located in a select Close of just 8 houses. Entrance hallway, large cloakroom, spacious lounge, modern fitted kitchen and dining room, utility room. To the first floor are three double bedrooms, each with fitted wardrobes, to the primary bedroom is an ensuite shower room and there is a separate family bathroom with shower over bath. Air source heat pump, double glazing. Paved patio and lawned rear garden. Detached studio/home office. Driveway. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1469 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Gwaelod-y-Garth is a very popular village set in semi-rural surroundings yet has easy access to the M4 motorway and A470. The village is served by excellent schools at all levels and is the catchment area for Ysgol Gwaelod-y-Garth and Radyr Comprehensive School. The village benefits from having the well regarded and award winning Gwaelod-y-Garth Inn. It is within 10 minutes of Radyr with its shopping centre and Radyr Golf Club.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious entrance hallway. Staircase to first floor. Quality slate flooring with under floor heating. Large storage cupboard. Double doors to lounge and door to kitchen.

CLOAKROOM

Large cloakroom with white suite comprising low level wc, wash basin. Obscured glass window to front. Vents for the Nu-Aire air circulation unit. Recessed spotlights. Quality tiled flooring with underfloor heating.

LOUNGE

17' 0" x 13' 11" (5.19m x 4.26m)

A large primary reception with double doors from the hallway. Additional double doors to the kitchen. French doors opening to the rear garden. Window to rear. Large storage cupboard. Quality tiled flooring with underfloor heating.

KITCHEN AND DINING ROOM

16' 11" x 11' 6" (5.18m x 3.52m)

Well appointed along three sides in panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Built in range style cooker. Integrated fridge freezer. Matching range of eye level wall cupboards. Worktop breakfast bar. Ample space for large family dining table. Windows to side and rear. Quality tiled flooring with underfloor heating. Door to utility room.

UTILITY ROOM

7' 4" x 7' 2" (2.26m x 2.20m)

With units and worktops to two sides. In set stainless steel sink. Wall mounted boiler for the air source heat pump. Airing cupboard housing the hot water cylinder. Door giving access to side. Quality tiled flooring with under floor heating.

FIRST FLOOR

LANDING

Approached via a half turning staircase leading to the central landing area. Access to the large boarded roof space with lighting via a drop down ladder. Linen storage cupboard. Window to front.

BEDROOM ONE

12' 9" x 11' 5" (3.90m x 3.48m)

With two windows to front, a good sized primary bedroom. Two built-in wardrobes. Two radiators. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, Comer shower cubicle with chrome shower. Wall tiling to splash back areas. Tiled flooring. Obscure glass window to side. Recessed spotlights. Extractor fan. Radiator.

BEDROOM TWO

15' 0" x 10' 11" (4.59m x 3.35m)

With two windows to rear, a second large double bedroom. Two built in double wardrobes. Two radiators.



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BEDROOM THREE

13' 4" x 8' 2" (4.08m x 2.49m)

Aspect to rear, a third double bedroom. Built out double wardrobe. Radiator.

FAMILY BATHROOM

10' 10" x 5' 8" (3.31m x 1.73m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and glass swivel shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to side. Recessed spotlights. Vents for the Nu-Aire air circulation unit. Radiator.

OUTSIDE

REAR GARDEN

Enjoying a south westerly aspect comprising paved patio and lawn. Enclosed by timber fencing. Gate to side and access to the studio.

DETACHED STUDIO/HOME OFFICE

19' 3" x 11' 3" (5.87m x 3.44m)

Formally the garage and converted to a studio/home office. Window to front. Power and lighting. Laminate flooring. Door to rear garden.

FRONT GARDEN

Paved pathway to front with timber porch.

DRIVEWAY

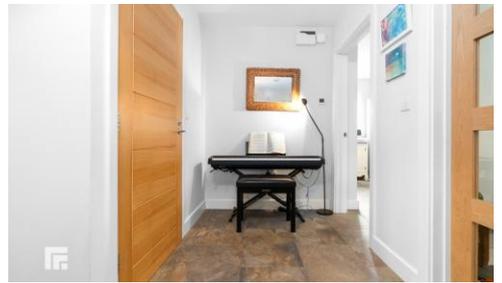
Decorative stone driveway to the side of the detached studio/home office.



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GROUND FLOOR
843 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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