



**3 CRIB Y LAN**  
**GWAELOD-Y-GARTH**  
**CARDIFF CF15 9LA**

ASKING PRICE OF  
**£475,000**



**DETACHED PROPERTY**



**4**



**2**



**3**



**1**

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* DETACHED STUDIO/HOME OFFICE \*\* NO CHAIN \*\*** A spacious and well presented four bedroom detached family house in a charming location being close to local railway station and a short drive to amenities. Entrance hallway, cloakroom, large lounge with feature fire and 'Amtico' flooring, modern kitchen and dining room with integrated appliances. To the first floor are four bedrooms, primary bedroom with 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. Long driveway. No chain. EPC rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**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. Extractor fan. Recessed spotlights. Quality tiled flooring with underfloor heating.

#### LOUNGE

17' 0" x 13' 10" (5.19m x 4.23m)  
A large primary reception with double doors from the hallway. French doors opening to the rear garden. Window to rear. Large storage cupboard. Built in unit to one side. Feature glass fronted fireplace. Quality Amtico flooring with under floor heating.

#### KITCHEN AND DINING ROOM

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

Well appointed along three sides in sage green matte finish handleless fronts beneath round nosed worktop surfaces. Inset stainless steel sink. Inset four ring electric hob with cooker hood above and oven below. Integrated dishwasher with matching front. Integrated fridge freezer. Matching range of eye level wall cupboards. Worktop breakfast bar. Windows to rear and side. Built in corner seating area with storage below. Slate style flooring with under floor heating.

#### UTILITY ROOM

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

With units and worktops to two sides. Inset 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 roof space. Linen storage cupboard. Window to front.

##### BEDROOM ONE

12' 9" x 11' 5" (3.90m x 3.49m)

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, vanity wash hand basin with storage below. Corner 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

10' 11" x 9' 9" (3.34m x 2.98m)

With window to rear, a second double bedroom. Two radiators.



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## BEDROOM THREE

11' 5" x 8' 1" (3.48m x 2.47m)

Aspect to rear, a third double bedroom. Two built in wardrobes. Radiator.

## BEDROOM FOUR

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

Aspect to rear. Radiator.

## FAMILY BATHROOM

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

Modern white suite comprising low level wc, vanity wash hand basin with storage below, 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. Extractor fan. Radiator.

## OUTSIDE

### REAR GARDEN

Porcelain paved patio leading into an area of lawn. Area of stone chippings leading around to a large timber storage shed. Gate to side. Outside tap. Timber fencing.

### DETACHED STUDIO/HOME OFFICE

19' 4" x 10' 11" (5.90m x 3.33m)

Formally the garage and converted to a studio/home office. Patio doors to front with frosted film over windows. Power and lighting. Laminate flooring. Door to rear garden. Electric radiator.

### FRONT GARDEN

Paved pathway to front with timber porch. Lawn to either side. Pathway leading to gate giving access to the rear garden.

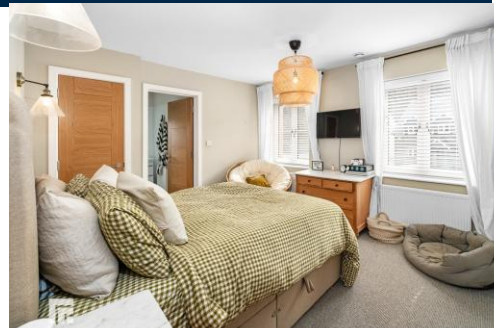
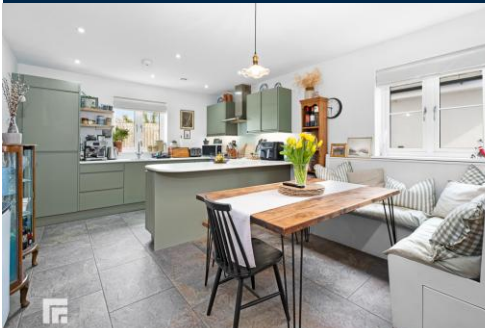
### DRIVEWAY

Stone chippings leading around driveway with parking for 3 or 4 cars.



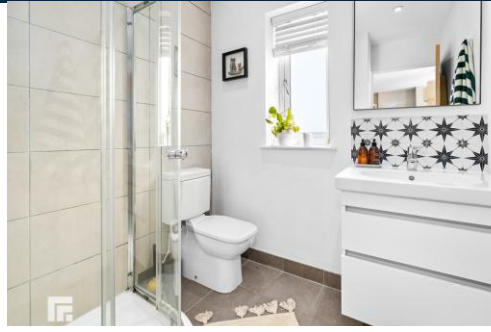
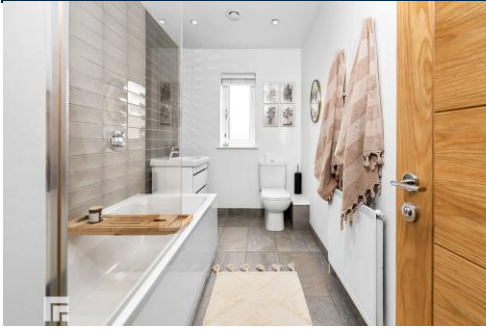


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GROUND FLOOR  
843 sq.ft. (78.4 sq.m.) approx.

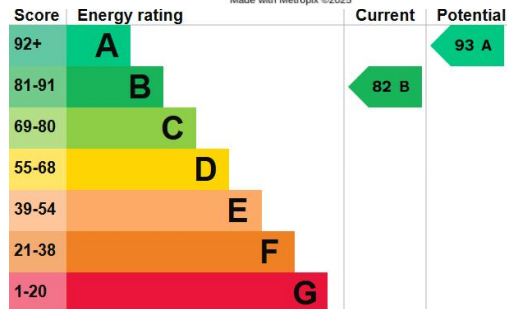
1ST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



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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