



6 BRISTOL TERRACE
GWAELOD-Y-GARTH
CARDIFF CF15 9HR

ASKING PRICE OF
£279,000



MID TERRACED HOUSE



A charming, beautifully presented two bedroom cottage in the sought after village of Gwaelod-y-Garth. To the ground; lounge with a traditional stone fireplace with wood burning stove. There is also a well presented kitchen with door opening into the well maintained rear garden. Turning stone staircase leading to a character filled landing with reading nook. Principal double bedroom, family bathroom and a second bedroom. Well maintained tiered rear garden with picturesque views. To the front of the property, on street parking and stone, paved patio area. EPC rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 545 SQ FT

VIEWING: 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 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.

LOUNGE

12' 7" x 12' 9" (3.85m x 3.89m)

Family lounge with traditional stone fireplace with wood burning stove, turning stone staircase, wooden floors and exposed character beams. Radiator. Window to front.

KITCHEN

13' 9" x 7' 0" (4.2m x 2.15m)

Appointed along three sides, low and eye level cupboard beneath laminate worktops, stainless steel sink with drainer and chrome mixer tap, integrated oven and electric hob, extractor hood, integrated microwave, space for dishwasher, plumbing for washing machine. Radiator. Two windows to and uPVC to rear.

FIRST FLOOR

LANDING

A cosy landing area with reading nook. Doors to bedrooms and family bathroom.

BEDROOM ONE

13' 11" x 12' 5" (4.25m x 3.8m)

A good sized principal double bedroom with built in wardrobes, additional storage space, radiator and large window to front with picturesque views.

BEDROOM TWO

7' 6" x 7' 6" (2.3m x 2.3m)

A second beautifully presented bedroom with storage space. Radiator. Window to rear.

FAMILY BATHROOM

7' 6" x 6' 0" (2.3m x 1.85m)

White suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and shower, Tiled walls and flooring, cupboard housing 'Combi' gas central heating boiler. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

A well maintained, beautifully presented rear garden. The lowest level features a paved patio area leading to the next level which has a decked patio, seating area with glass railing. Stunning views. There is another level with a summer house with full insulation and power; ideal for a home office, study or studio. The top level has a gravelled area with rear lane access. This area is currently used as an additional storage space- potential to convert back into off road parking.

FRONT

Stone paved patio garden, on street parking available for both residents and guests.



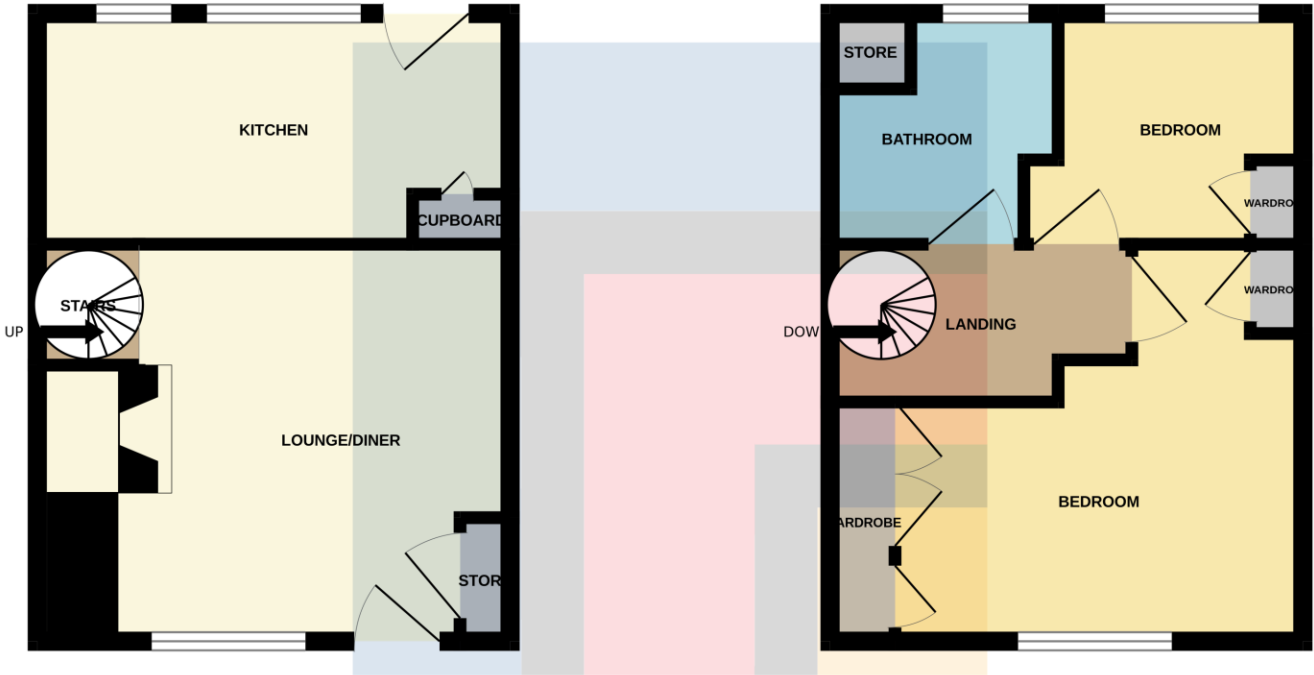
6 BRISTOL TERRACE, GWAELOD-Y-GARTH, CARDIFF CF15 9HR



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GROUND FLOOR
264 sq.ft. (24.6 sq.m.) approx.

1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	remains by error, by any guarantee
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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