

55 Heol Berry,

Gwaelod-y-garth, Cardiff, CF15 9HA



Estate Agents and
Chartered Surveyors

Asking Price Of

£285,000



Semi-Detached House

3

1

2

2

Property Description

**** CORNER PLOT ** NO CHAIN ** VIEWS OVER GARTH MOUNTAIN **** An opportunity to acquire this three bedroom semi-detached home in the idyllic village of Gwaelod-Y-Garth. The accommodation briefly comprises an entrance hallway, bay fronted lounge, sitting room, kitchen, WC and two storage rooms. To the first floor there are three bedrooms, shower room. Gas central heating. Rear South facing garden mainly laid to lawn with stone chip pathway, with potential to create a parking space in the garden. EPC Rating: D.

Tenure Freehold

Council Tax Band D

Floor Area Approx 1053 sq ft

**Viewing Arrangements
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 and Ysgol Gyfun Plasmawr catchment areas. There is a bus service to Cardiff City Centre as well as a train station at nearby Taffs Well.

ENTRANCE

Entered via gate pathway with hedge borders to front door. Opening to side and rear gardens

HALLWAY

12' 8" x 6' 2" (3.88m x 1.88m)
Entered via uPVC double glazed front door into hallway. Doors to lounge, sitting room and kitchen. Stairs to first floor with under stair storage space. uPVC double glazed window to side. Radiator.

SITTING ROOM

11' 11" x 11' 7" max (3.64m x 3.55m)
uPVC double glazed bay window to front. Radiator.

LOUNGE

14' 4" x 11' 10" (4.37m x 3.63m)
uPVC double glazed window to rear with superb views. Feature electric fireplace. Radiator.

KITCHEN

10' 4" x 7' 10" (3.15m x 2.41m)
A well presented kitchen fitted with a range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for gas cooker and washing machine. Tiled splash backs and flooring. Under stair storage cupboard with uPVC double glazed window to side, and space for fridge/freezer. uPVC double glazed windows to side and rear with views. Door to lobby.

LOBBY

uPVC double glazed external doors to front and side. Doors to WC, and two spacious storage cupboards.

CLOAKROOM

4' 11" x 2' 11" (1.51m x 0.90m)
Low level WC and window to front.

STORAGE ONE

4' 11" x 3' 0" (1.51m x 0.92m)
The old coal shed, ideal for garden tools.

STORAGE TWO

8' 4" x 6' 2" (2.55m x 1.88m)
Fitted worktop. Space for tumble dryer. uPVC double glazed window to rear.

55 Heol Berry, Gwaelod-y-garth, Cardiff, CF15 9HA

FIRST FLOOR

LANDING

Doors to three bedroom, shower room and separate WC. uPVC double glazed window to side. Loft access.

BEDROOM ONE

13' 6" x 10' 7" max (4.13m x 3.23m)
uPVC double glazed window to front. Radiator.
Fitted cupboard. Feature fire place.

BEDROOM TWO

11' 9" x 9' 8" (3.60m x 2.96m)
uPVC double glazed window to rear with fantastic outlook over the playing fields and Garth Mountain. Fitted storage cupboard housing the newly installed gas central heating boiler. Feature fireplace. Radiator.

BEDROOM THREE

10' 5" x 7' 8" (3.19m x 2.34m)
uPVC double glazed window to front. Radiator.

SHOWER ROOM

5' 8" x 4' 11" (1.75m x 1.51m)
Pedestal wash hand basin and mixer shower. Full tiled walls. Extractor fan. Radiator. uPVC double glazed obscure window to rear.

WC

Low level WC. uPVC double glazed obscure window to side.

OUTSIDE

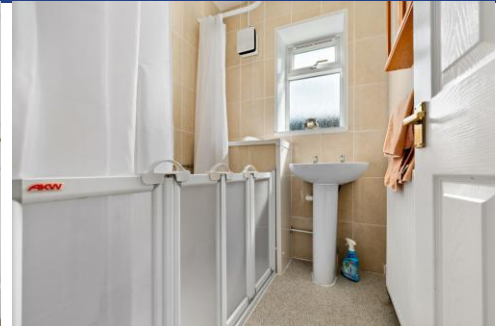
REAR GARDEN

A delightful, south facing rear garden, mainly laid to lawn with stone chip pathway and shrub borders. Paved patio area. Outside tap. Boundary fence and hedging leading round to the side garden which lends itself to a potential parking space (subject to necessary consent).

55 Heol Berry,
Gwaelod-y-garth, Cardiff, CF15 9HA



55 Heol Berry,
Gwaelod-y-garth, Cardiff, CF15 9HA



55 Heol Berry, Gwaelod-y-garth, Cardiff, CF15 9HA

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves, by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.