



VIOLET COTTAGE GARTH HILL
GWAELOD-Y-GARTH
CARDIFF CF15 9HS

ASKING PRICE OF
£750,000



DETACHED COTTAGE



6



4



4



3

**** 5/6 BED DETACHED IN OVER 1/4 OF AN ACRE ** WITH FULL PLANNING PERMISSION FOR DETACHED DWELLING ** AIRBNB POTENTIAL **** Set in a prominent position within the heart of the beautiful Gwaelod y Garth village is this six bedroom 19th century detached home surrounded by mature woodland, fantastic nature walks, popular public house and highly regarded primary school. The property sits in approximately 1/4 of an acre, offers approx. 2,100 sq.ft of accommodation To the first floor is the hallway, kitchen, lounge, master bedroom, dressing room with en-suite, two further bedrooms and second en-suite. The ground floor has a lounge, kitchen, bedroom with dressing room, bathroom and utility room with its own access, ideal as a separate annex, Bed & Breakfast, or incorporated into the main house. Large side and rear gardens plus terrace and balcony with superb views. Driveways to front and side. Building plot included. EPC Rating: D

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 and it is in the catchment area for Ysgol Gwaelod Y Garth, Radyr Comprehensive School and Plasmawr Comprehensive. There is a regular bus service to Cardiff City Centre as well as a train station at nearby Taffs Well, which is also served with many amenities. There is also a well regarded Public House.

ENTRANCE

Entered via driveway with paved steps down to front door and open porch.

KITCHEN

Entered via wooden door with glazed panels onto first floor level. Radiator. Door to hallway, steps leading down to lower ground floor, plus steps up to lounge area. A modern fitted kitchen with a range of base units incorporating double Belfast under counter sink unit and complementary work surfaces. Integrated fridge, freezer and dishwasher. Fitted gas range cooker with extractor hood over. Velux window to rear, plus feature uPVC double glazed window to side with fantastic views.

LOUNGE

16' 4" x 14' 2" (4.979m x 4.338m)
uPVC double glazed sliding patio doors to side onto decked seating area. Velux window to rear, plus uPVC double glazed window to front. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,104 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

HALLWAY

Doors to two bedrooms and dressing room. Open to kitchen.

BEDROOM ONE

9' 10" x 11' 6" (3.006m x 3.513m)
uPVC double glazed window to front with fantastic views. Fitted wardrobes with hanging and shelf space and mirrored sliding doors. Radiator. Additional fitted shelving.

DRESSING ROOM

7' 5" x 7' 0" (2.268m x 2.152m)
Velux window to rear. Radiator. Space for wardrobes and additional storage. Doorway to ensuite.

ENSUITE

7' 2" x 6' 2" (2.202m x 1.882m)
Velux window to rear. Low level wc. Pedestal wash hand basin. Panelled whirlpool bath with shower over and shower screen. Radiator. Shaver point.

BEDROOM THREE/STUDY

12' 9" x 9' 0" (3.909m x 2.762m)
uPVC double glazed door to front giving access to the balcony and seating area with fantastic views. Original feature fireplace. Radiator.

BEDROOM TWO

9' 0" x 10' 10" (2.766m x 3.318m)
uPVC double glazed window to rear with fantastic views. Radiator. Door to ensuite.

ENSUITE

6' 6" x 9' 2" (1.988m x 2.818m)
Low level wc. Pedestal wash hand basin. Shower cubicle. Radiator.

GROUND FLOOR

Door to bedroom four/sitting room. Understairs storage cupboard. Additional stairs to ground floor with doors to bathroom and utility room, plus door leading to rear garden and patio area.



GARTH HILL, GWAELOD-Y-GARTH, CARDIFF CF15 9HS

BEDROOM FOUR/SITTING ROOM

11' 3" x 13' 0" (3.445m x 3.965m)
uPVC double glazed window to rear, plus uPVC double glazed patio doors to side with uPVC double glazed panels to either side leading onto decked seating area and allowing access to the office, storage and side garden. Radiator. Door to dressing room/storage cupboard.

DRESSING ROOM/STORAGE CUPBOARD

5' 3" x 5' 9" (1.604m x 1.776m)
Range of fitted hanging and shelf space.

BATHROOM

11' 3" x 6' 10" (3.451m x 2.103m)
uPVC obscure double glazed window to rear. Panelled bath. Separate walk through shower. Back to wall low level wc. Wall mounted wash hand basin. Heated towel radiator.

UTILITY ROOM

7' 4" x 7' 11" (2.260m x 2.429m)
Range of base and eye level units incorporating stainless steel sink unit with drainer. Space for washing machine and tumble dryer. Radiator. Door to boiler room and second hallway.

BOILER ROOM

Wall mounted central heating boiler and hot water tank.

POTENTIAL SELF CONTAINED UNIT

ENTRANCE HALLWAY

7' 2" x 11' 11" (2.189m x 3.655m)
uPVC obscure double glazed door to side, plus uPVC obscure double glazed window to side. Door to lounge.

LOUNGE

12' 6" x 12' 7" (3.821m x 3.841m)
uPVC double glazed window to rear with fantastic views. Radiator. Door to rear patio area and access to outside wc. Feature stone fireplace housing working fire. Door to bedroom.

BEDROOM

12' 5" x 8' 9" (3.787m x 2.689m)
Original feature window to kitchen. Original stone fireplace housing woodburner. Fitted shelving. Door to kitchen.

KITCHEN

9' 3" x 19' 2" (max) (2.827m x 5.848m)
uPVC double glazed windows to rear and side with fantastic views, plus uPVC double glazed sliding patio doors to rear patio and decked seating area. Radiator. A modern fitted kitchen with a range of base and eye level units incorporating fitted stainless steel unit with one and a half sink unit and gas hob. Fitted electric oven. Space for fridge. Door to shower room.

SHOWER ROOM

6' 5" (max) x 9' 3" (max) (1.962m x 2.832m)
Low level wc. Pedestal wash hand basin. Shower cubicle. Radiator with heated towel rail.

OUTSIDE

GARAGE/GARDEN ROOM

Previously a brewery, now a garden room or store room with light, power and water.

REAR GARDEN

Mainly laid to lawn with a range of mature trees and hedges. Seating area with superb elevated views. Gated access to front.

SIDE GARDEN

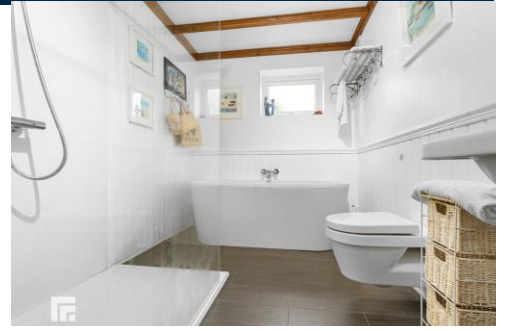
Currently laid to lawn with mature tree border but served with full planning permission for a 1679 sq.ft. three bedroom, three storey, detached dwelling with garden, superb elevated views and parking. Planning no. 20/01493/MNR. No services have been tested. Additional information available on request.

PARKING

New double driveway to side with additional parking to front for five cars.



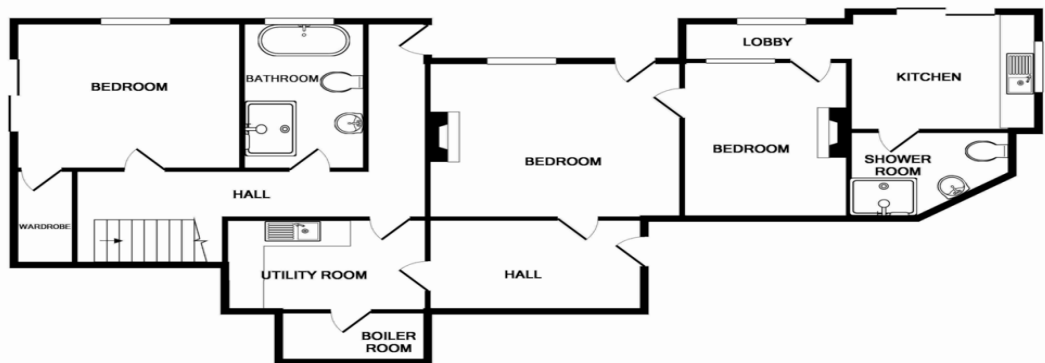
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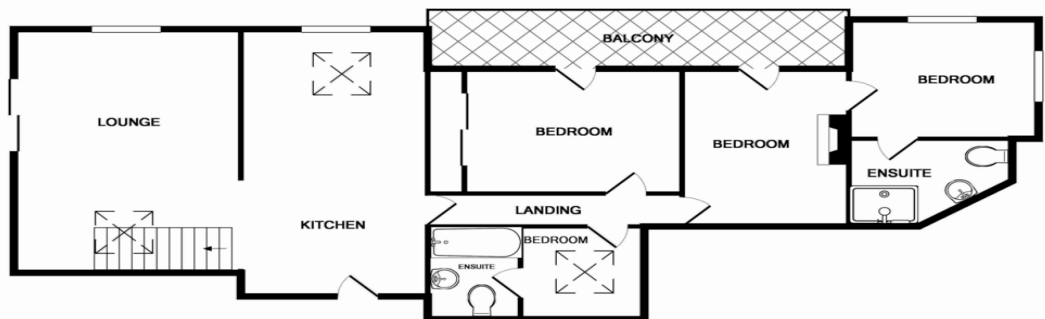
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GROUND FLOOR
APPROX. FLOOR
AREA 1095 SQ.FT.
(101.7 SQ.M.)

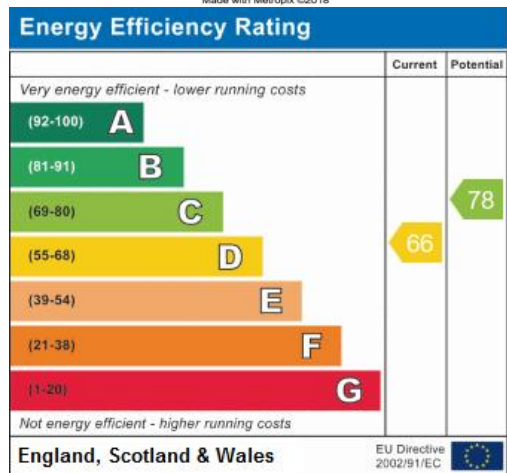


1ST FLOOR
APPROX. FLOOR
AREA 1008 SQ.FT.
(93.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2104 SQ.FT. (195.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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